



# Lease Space Available

7407 Igou Gap Road, Ste 113

Chattanooga, TN 37421



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## Property Details

Name	Lease Space Available ~ Igou Gap Rd.
Address	7407 Igou Gap Road Chattanooga, TN 37421
Available Space (Suite 113)	1,260 SF +/-
Lease Price	See Agent

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	5,484	49,112	106,554
Average Household Income	\$80,623	\$84,924	\$79,319

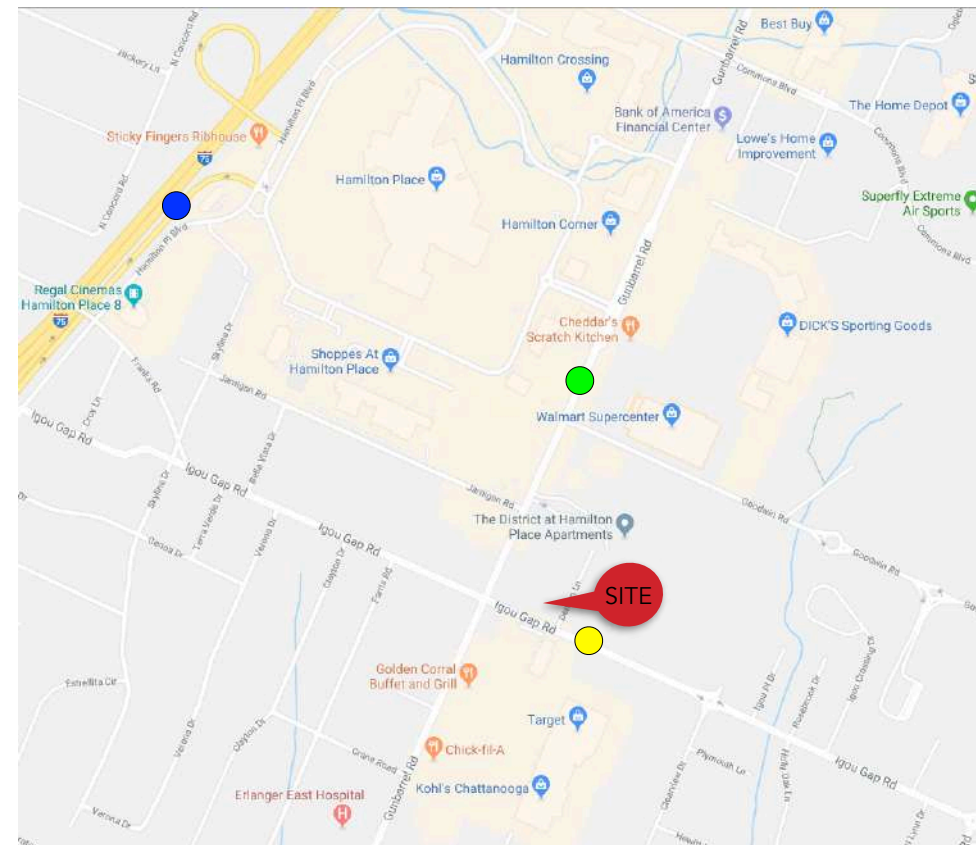
## Market Overview

- 1,260 SF space available for lease at Igou Gap Road
- Newly constructed building (2016)
- Existing tenants include: Jimmy Johns, Noire Nail Bar, Orange Theory and Fab'rik
- Located on Igou Gap Road just off of Gunbarrel Road
- Daytime population of 121,572 within 5 mile radius

## Traffic Counts

Gunbarrel Road	23,269 ADT	●
Igou Gap Road	9,000 ADT	●
Interstate 75	112,843 ADT	●

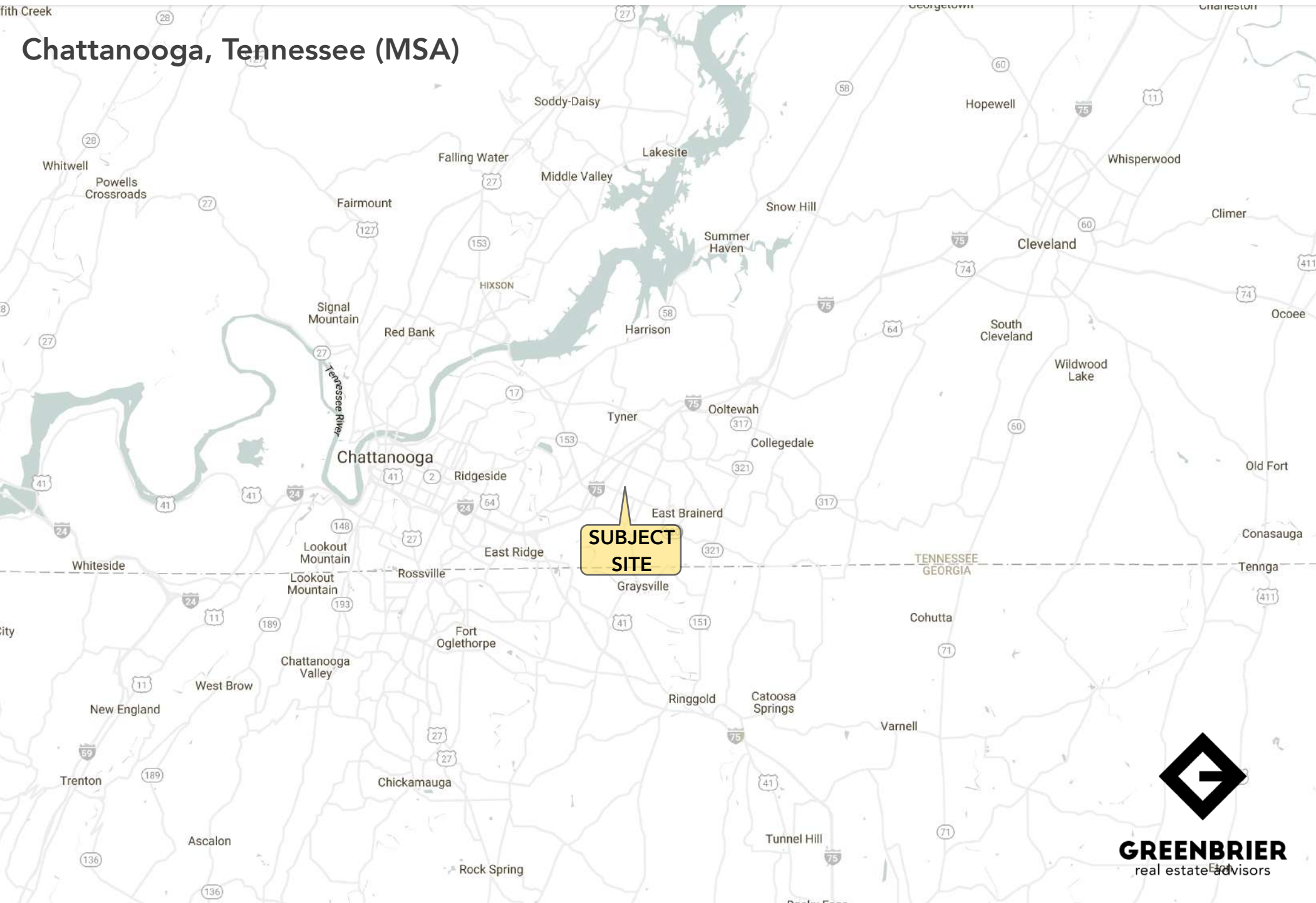
## Map





Fifth Creek

## Chattanooga, Tennessee (MSA)







## Hamilton Place Mall - Trade Area

## Chattanooga Airport

**Miller-Motte  
Technical**

ADT: 18,570

ADT: 26,475

Chattanooga  
School for the  
Liberal Arts

ADT: 46,943

Erlanger  
Woman's  
East Hospital

Hamilton Place  
Mall

**Partridge-Valley  
Adult & Senior  
Campus**

**Lease Space Available**  
(7407 Igou Gap Rd., Ste 113)



**GREENBRIER**  
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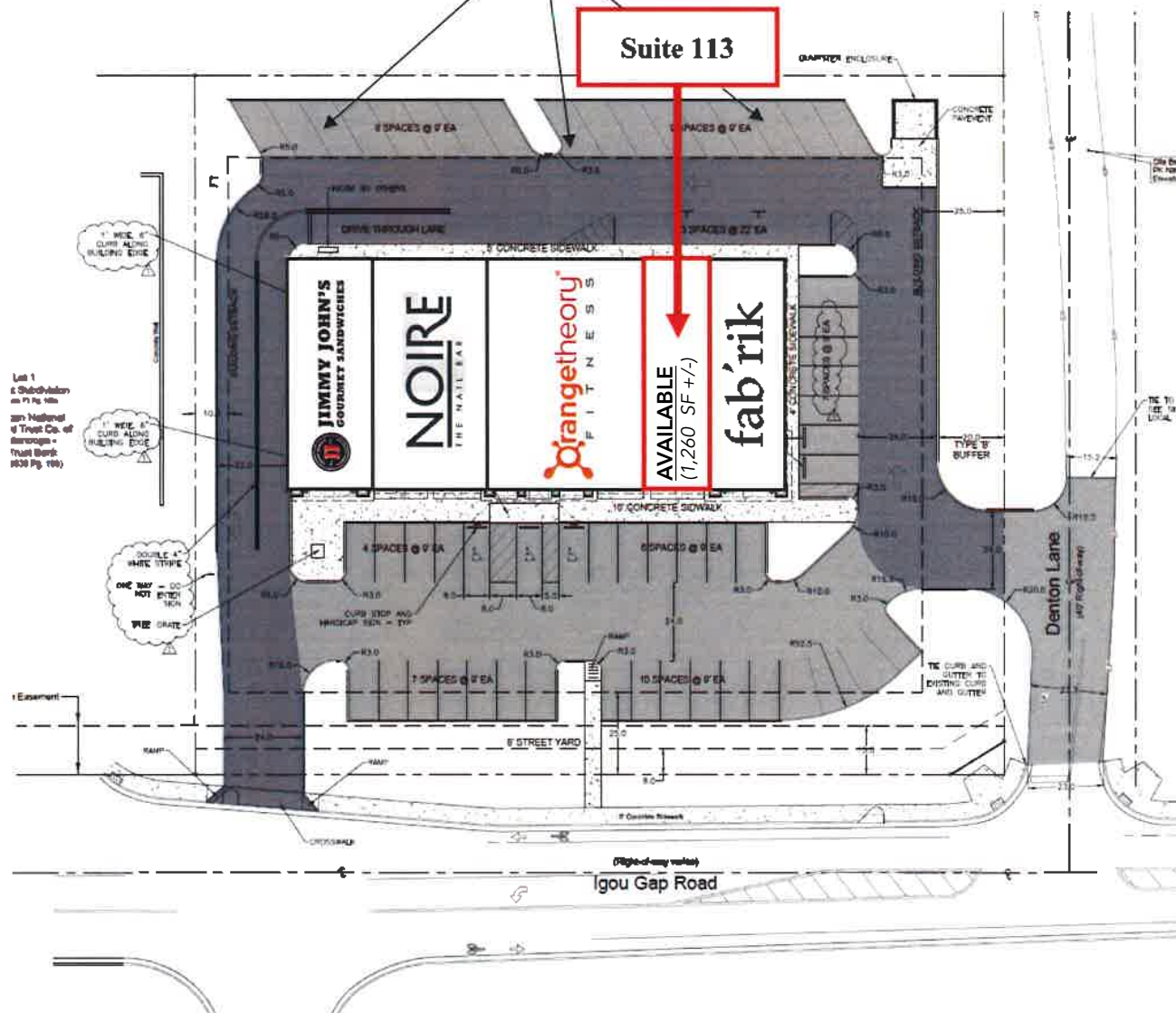






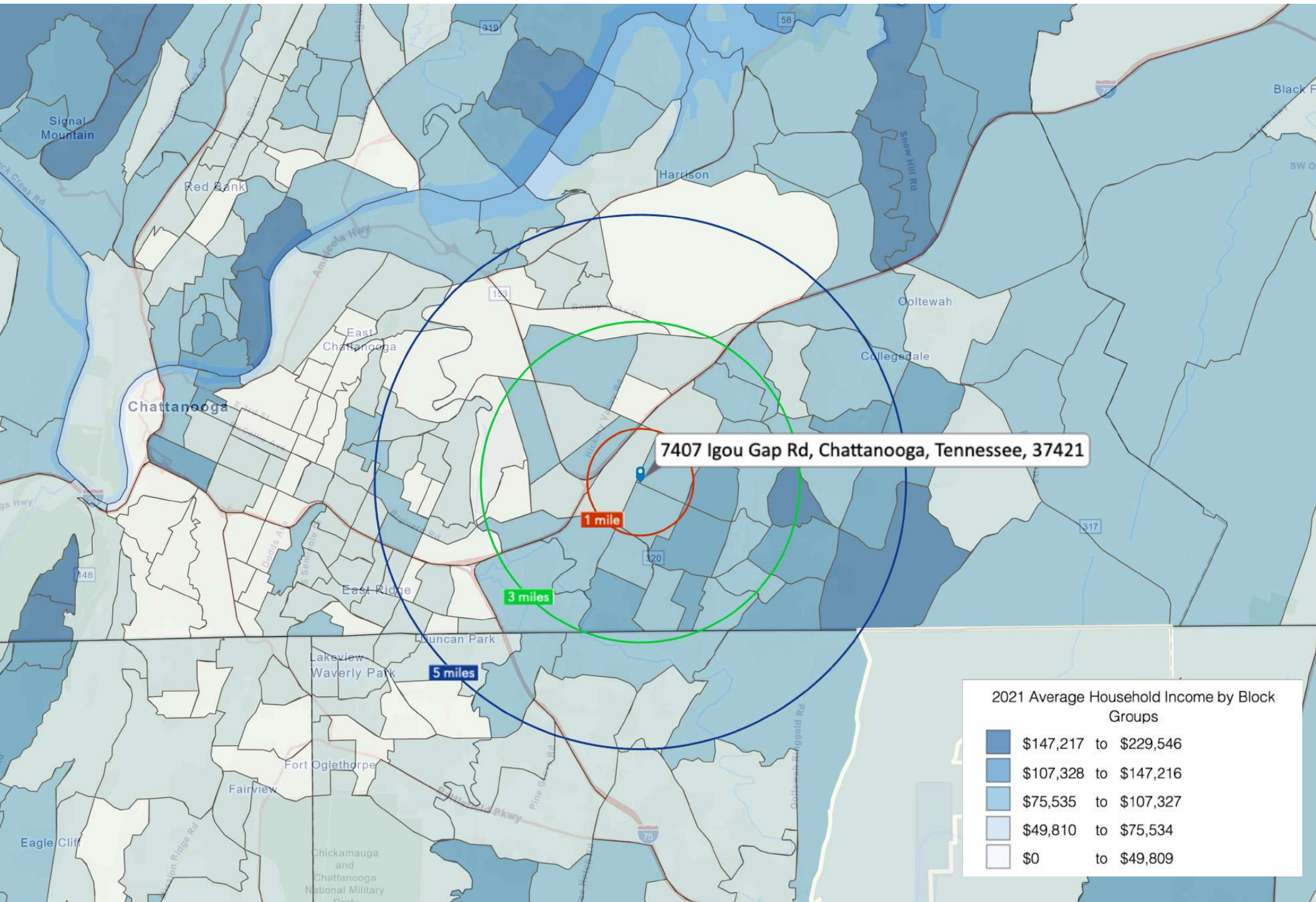


Tenant Personnel Parking Area





(Igou Gap Road, Chattanooga, TN)





(5 Mile Radius)

## KEY FACTS

106,554

Population



Average  
Household Size

41.5

Median Age

\$58,384

Median Household  
Income

## EDUCATION

9%

No High  
School  
Diploma



25%  
High School  
Graduate



33%  
Some  
College



33%  
Bachelor's/Grad/Prof  
Degree

2021 Daytime Population

2021 Total Daytime  
Population

121,572

2021 Daytime Population:  
Workers

71,613

2021 Daytime Population:  
Residents

49,959

## BUSINESS



4,752

Total Businesses



74,567

Total Employees

## Total Retail Sales



\$3,370,720,756

Total Retail Sales

## EMPLOYMENT



White Collar

68%



Blue Collar

22%



Services

10%

3.7%

Unemployment  
Rate

7407 Igou Gap Rd, Chattanooga, Tennessee, 37421

## Average Household Income



\$79,315

2021 Average Household  
Income

## ANNUAL HOUSEHOLD SPENDING



\$1,840

Apparel &  
Services



\$142

Computers &  
Hardware



\$3,267

Eating Out



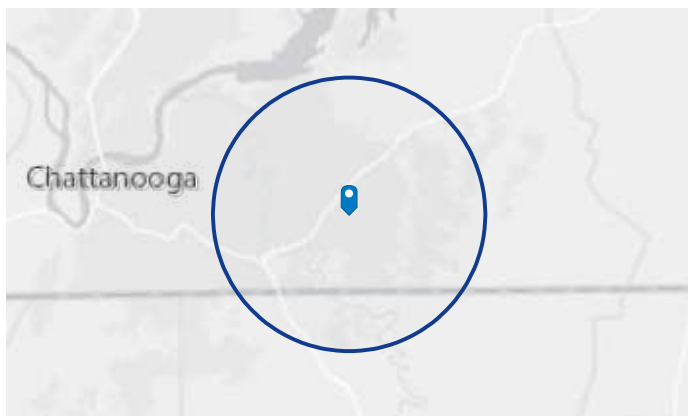
\$4,706

Groceries



\$5,522

Health Care

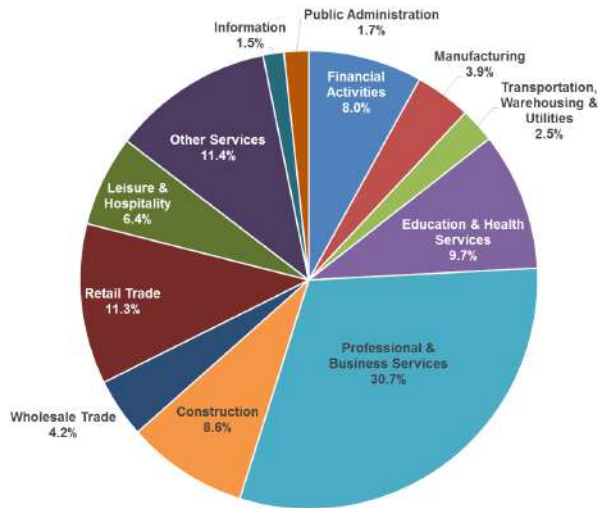




## CHATTANOOGA TENNESSEE Business Demographics (Chattanooga MSA\*)

Chattanooga MSA* Businesses	
Business Type	Number
Professional & Business Services	8,754
Other Services	3,256
Retail Trade	3,225
Education & Health Services	2,773
Construction	2,443
Financial Activities	2,294
Leisure & Hospitality	1,828
Wholesale Trade	1,195
Manufacturing	1,124
Transportation, Warehousing & Utilities	700
Public Administration	496
Information	419
<b>TOTAL</b>	<b>28,507</b>

Source: Hoover's, January 2015

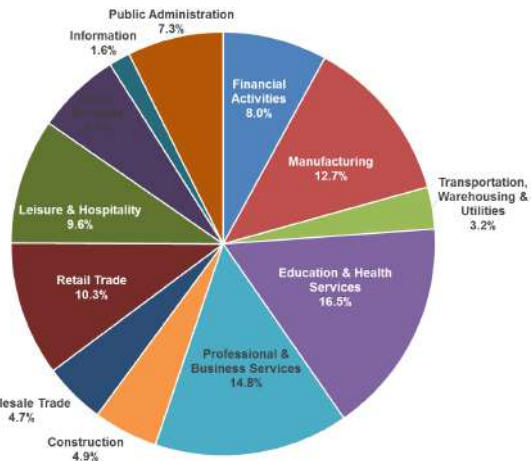
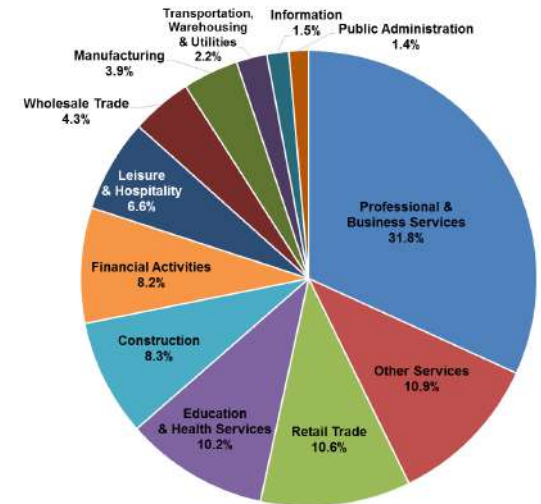


## CHATTANOOGA TENNESSEE Business Demographics (Hamilton County)

cont.

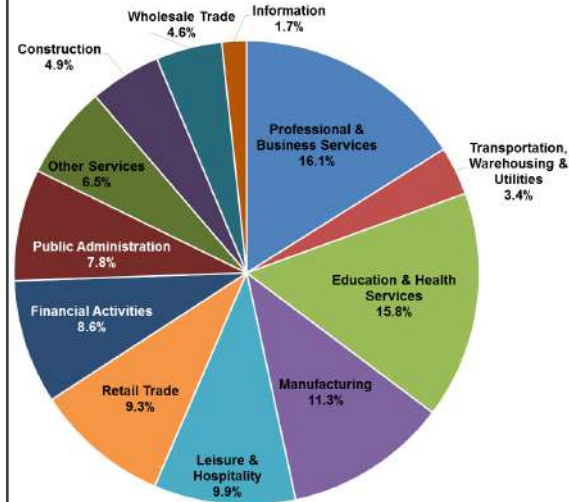
Hamilton County Businesses	
Business Type	Number
Professional & Business Services	6,931
Other Services	2,386
Retail Trade	2,318
Education & Health Services	2,217
Construction	1,804
Financial Activities	1,783
Leisure & Hospitality	1,438
Wholesale Trade	942
Manufacturing	860
Transportation, Warehousing & Utilities	473
Information	336
Public Administration	304
<b>TOTAL</b>	<b>21,792</b>

Source: Hoover's, January 2015



Chattanooga MSA* Employment		
Business Type	Employment	%
Education & Health Services	43,056	16.5%
Professional & Business Services	38,713	14.8%
Manufacturing	33,232	12.7%
Retail Trade	26,827	10.3%
Leisure & Hospitality	25,027	9.6%
Financial Activities	20,784	8.0%
Public Administration	19,124	7.3%
Other Services	16,744	6.4%
Construction	12,845	4.9%
Wholesale Trade	12,288	4.7%
Transportation, Warehousing & Utilities	8,346	3.2%
Information	4,233	1.6%
<b>TOTAL</b>	<b>261,219</b>	<b>100.0%</b>

Source: Hoover's, January 2015



Hamilton County Employment		
Business Type	Employment	%
Professional & Business Services	34,322	16.1%
Education & Health Services	33,846	15.8%
Manufacturing	24,250	11.3%
Leisure & Hospitality	21,069	9.9%
Retail Trade	19,976	9.3%
Financial Activities	18,480	8.6%
Public Administration	16,641	7.8%
Other Services	13,901	6.5%
Construction	10,561	4.9%
Wholesale Trade	9,820	4.6%
Transportation, Warehousing & Utilities	7,234	3.4%
Information	3,668	1.7%
<b>TOTAL</b>	<b>213,768</b>	<b>100.0%</b>

Source: Hoover's, January 2015

\*Metropolitan Statistical Area (MSA) includes Hamilton, Marion and Sequatchie counties in Tennessee and Catoosa, Dade and Walker counties in Georgia.