

# Village at Waterside

Chattanooga, TN



## Overview

Village at Waterside sits on 22.8 acres in the Hamilton Mill submarket of Chattanooga, TN. It will be developed into a 162,000 sq ft retail center at the intersection of Shallowford Road and Gunbarrel Road. The center will be anchored by REI and Publix Super Markets among other national tenants and is slated to open late Summer 2018.

## Property Contact

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## Property Detail

2565 Lifestyle Way  
Chattanooga, TN 37421  
GLA: 193

**Anchors:**  
REI, Burlington, Publix, Havertys,

## Demographics

|                    | 1 mile | 3 mile | 5 mile |
|--------------------|--------|--------|--------|
| Population         | 5,719  | 39,042 | 95,710 |
| Avg HH Income (\$) | 60,994 | 65,611 | 66,762 |
| Med HH Income (\$) | 47,588 | 52,646 | 51,683 |



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## Site Summary

| Suite              | Tenant                     | Size         |
|--------------------|----------------------------|--------------|
| A                  | REI                        | 25,000       |
| B-1                | Profile Chattanooga        | 2,135        |
| <b>B-2</b>         | <b>Unit Available</b>      | <b>2,976</b> |
| B-3                | Majors Vacuum              | 2,154        |
| C                  | Burlington                 | 40,000       |
| D1 thru D-3        | AAA                        | 4,145        |
| D4 & D-5           | Korean BBQ                 | 2,727        |
| E-1 thru e-3       | Newk's Eatery              | 4,550        |
| E-4                | Benchmark Physical Therapy | 1,430        |
| E-5                | Milan Laser Hair Removal   | 1,407        |
| E-6                | Tropical Smoothie          | 1,407        |
| E-7 & E-8          | Noire Nails                | 2,824        |
| F-1                | Fast Access Healthcare     | 2,800        |
| F-2                | Great Clips                | 1,200        |
| F-3 & F-4          | Cyclebar                   | 2,756        |
| F-5                | Lendmark Financial         | 2,000        |
| F-6                | Total Health Chiro         | 1,630        |
| G                  | Publix                     | 45,600       |
| K-1 & K-2          | New American Funding       | 3,200        |
| K-3                | Sam Edwards Jewelers       | 1,600        |
| <b>K-4</b>         | <b>Unit Available</b>      | <b>1,600</b> |
| <b>K-5</b>         | <b>Unit Available</b>      | <b>1,600</b> |
| <b>K-6</b>         | <b>Unit Available</b>      | <b>2,387</b> |
| <b>K-7</b>         | <b>Unit Available</b>      | <b>1,600</b> |
| <b>K-8</b>         | <b>Unit Available</b>      | <b>1,600</b> |
| K-9                | Bridget Davis              | 1,600        |
| L-1                | Havertys                   | 35,000       |
| L-2                | Jame County Cattle Co      | 6,085        |
| Outparcel 1        | Drake's                    | 1.68 ac      |
| <b>Outparcel 2</b> | <b>Unit Available</b>      |              |

