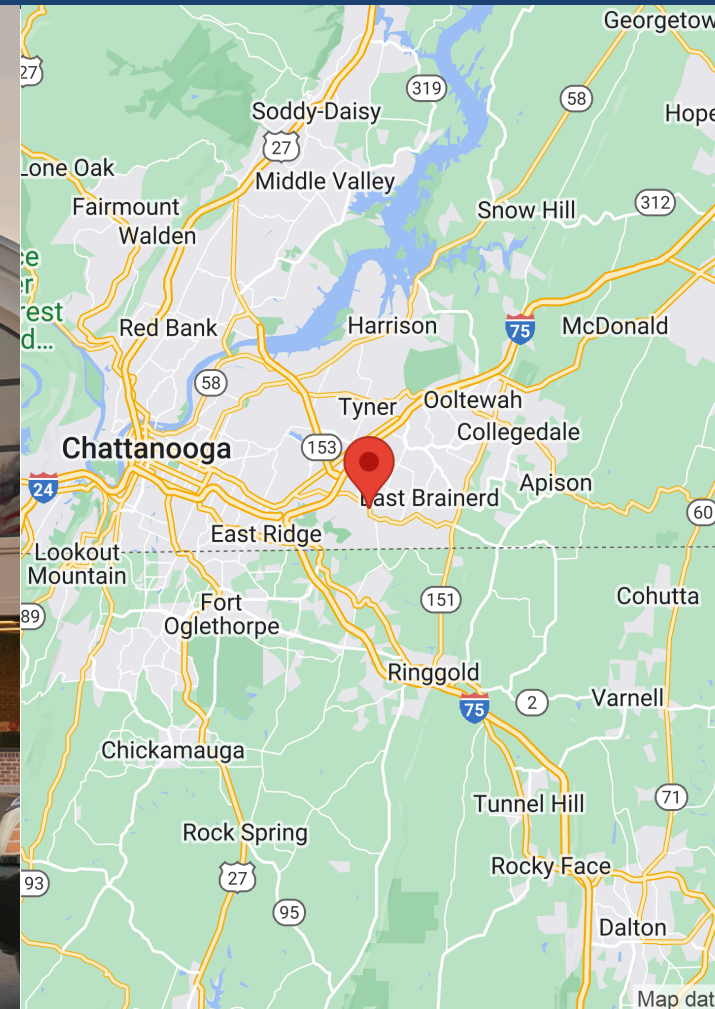


# EAST BRAINERD SHOPPING CENTER

7794 EAST BRAINERD RD // CHATTANOOGA, TN 37421



**OWNED GLA**  
66,588 SF

**TRAFFIC COUNTS**  
I-75 : 36,340 VPD

**DEMOGRAPHICS**  
Population  
Avg Income

3 MILE	5 MILE	10 MILE
48,392	103,553	314,073
\$88,460	\$80,901	\$74,504

East Brainerd Shopping center is located in a residential area with strong demographics. The surrounding area contains other retail strip centers and free-standing national tenants. Recently renovated, this 66,588 sf center is anchored by Food City. It has easy access to I-75 and is just minutes from downtown Chattanooga.

Major Tenants: East Brainerd Wine & Spirits, Marco's Pizza, Food City, Good World Goods, Soho Footwear



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REAL ESTATE  
PARTNERS**

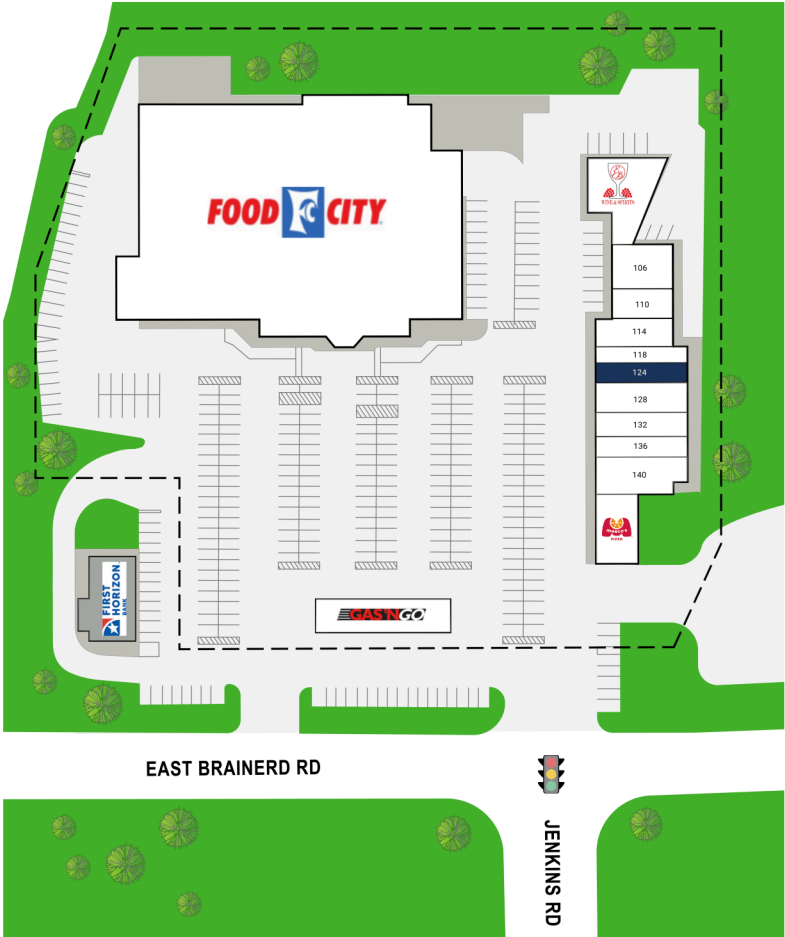
FOR LEASING INFORMATION

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# EAST BRAINERD SHOPPING CENTER

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Available   Coming Available   Occupied   Non-Controlled



SUITE#	Tenant Name	GLA(SF)
124	AVAILABLE	1,125 SF

SUITE#	Tenant Name	GLA(SF)
102	EAST BRAINERD WINE & SPIRITS	2,923 SF
106	TOBACCO MART OF CHATTANOOGA	1,800 SF
110	RIZZ BEAUTY	1,250 SF
114	SNAPDRAGON HEMP	1,200 SF
118	SANTANA BARBER SHOP	1,125 SF
128	SOHO FOOTWEAR	1,875 SF
132	BREAD BASKET	1,415 SF
136	NAIL CREATIONS	1,210 SF
140	GOOD WORLD GOODS	2,154 SF
146	MARCO'S PIZZA	2,079 SF
7804	FOOD CITY	48,432 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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