

Shoppes at Stonebrook

1667 OOLTEWAH RINGGOLD RD.
OOLTEWAH, TN 37401

DELI & BAKERY



PROFESSIONALLY
MANAGED BY:
**BRODER
SACHSE**
REAL ESTATE

THE Highlights

- // Shoppes at Stonebrook is located at high traffic corner of Ooltawah Ringgold Road and East Brainerd Road with 522' of frontage with three ingress/egress points.
- // 5 Schools, including Southern College located within 2 miles of property. Totaling over 5,000 students
- // Fastest growing area of Hamilton County/Chattanooga
- // **Building SF:** 57,625 SF
- // **Average Household Income:** \$122,000
- // **Operating Expenses:** \$5/SF annually
- // **Parking Spaces:** 230

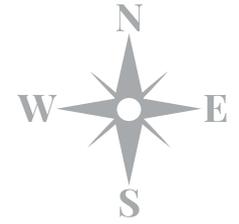


ANCHOR TENANT



VIEW OF STOREFRONTS

Aerial View



Shoppes at Stonebrook is situated in Ooltewah, TN, a growing submarket of Chattanooga, TN. Anchored by Food City it offers a diverse list of tenants including Snap Fitness, Highland Veterinary Clinic and Papa Johns. The center is positioned with accessibility and convenience along Ooltewah Ringgold Road. Hamilton County has shown remarkable growth in population and median household income along-currently at \$122,000.



Site Plans



Tenant Name

1. Food City
2. Highland Veterinary Center
3. Bryman Cleaners
4. Snap Fitness
5. Cleveland Nutrition
6. Papa John's
7. Valvoline
8. McDonald's

Demographics

Ooltewah, TN	1 Mile	3 Miles	5 Miles
2024 Population	4,097	29,312	73,407
2029 Population Projected	4,361	29,312	73,407
Population Annual Growth 2024-2029	1.3%	1.2%	1.2%
2024 Median Household Income	\$111,062	\$111,339	\$84,869
2024 Households	1,454	10,269	27,777
2024 Median Home Value	\$349,583	\$296,809	\$279,055

Property Photos



AERIAL VIEW OF THE MAIN PARKING LOT



EXTERIOR OF SHOPS



EXTERIOR OF SHOPS

Contacts

Anne Najjar

RETAIL BROKER: Clear Path Realty & Development

EMAIL: anne@clearpathrealestate.net

PHONE: (423) 605-6980

Zach Neistein

PROPERTY MANAGER: Broder Sachse Real Estate

EMAIL: zneistein@brodersachse.com

PHONE: (248) 320-0565

BRODER
SACHSE

REAL ESTATE