

Beautiful New Building w/ Drive Thru for Restaurant

7601 E Brainerd Rd, Chattanooga, TN 37421

Listing ID: 30633897
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Restaurant, Street Retail
Contiguous Space: 1,600 - 4,800 SF
Total Available: 4,800 SF
Lease Rate: \$26 PSF (Annual)
Base Monthly Rent: \$3,466
Lease Type: NNN
Ceiling: 20 ft.



Overview/Comments

Stratman Crossing was mostly destroyed during the Easter 2020 tornados. The center is being rebuilt as a new high end shopping center complete with stone fascia and architectural details. The small shops that weren't damaged will remain (along with a facelift), Goodwill will return.

Available space is 4,800 SF of restaurant space with drive-thru (in the location of the former Bones Smokehouse).

The 4,800 SF is currently divided into a 1,600 sf space and a 3,200 sf space as the endcap with a drive-thru.

Possession is available now!

More Information Online

<http://commercial.gcar.net/listing/30633897>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN: 0331591 A 01700
Retail-Commercial Type: Restaurant, Street Retail
Zoning: C-2
Building Name: Stratman Crossing

Building/Unit Size (RSF): 46,240 SF
Is a Quick-Service Restaurant?: Yes
Has Drive-Thru?: Yes

Available Space

Suite/Unit Number: I
Space Available: 1,600 SF
Minimum Divisible: 1,600 SF
Maximum Contiguous: 4,800 SF
Space Subcategory 1: Strip Center
Space Subcategory 2: Power Center
Space Description: Can be combined with both adjacent spaces for 4,800 SF of restaurant with a drive-thru.

Space Type: New
Date Available: 03/15/2021
Lease Rate: \$26 PSF (Annual)
Lease Type: NNN
Parking Spaces: 210
CAM Expenses: \$3.25 PSF (Annual)
Rent Escalators: Step-Up Lease
Rent Escalators Description: 3%

Available Space

Suite/Unit Number: J
Space Available: 3,200 SF
Minimum Divisible: 1,600 SF
Maximum Contiguous: 4,800 SF
Space Subcategory 1: Strip Center
Space Subcategory 2: Power Center
Space Description: Can combine adjacent spaces to get a minimum 3,200 SF drive-thru.

Space Type: New
Date Available: 03/15/2021
Lease Rate: \$26 PSF (Annual)
Lease Type: NNN
Parking Spaces: 210
CAM Expenses: \$3.25 PSF (Annual)
Rent Escalators: Step-Up Lease
Rent Escalators Description: 3%

Area & Location

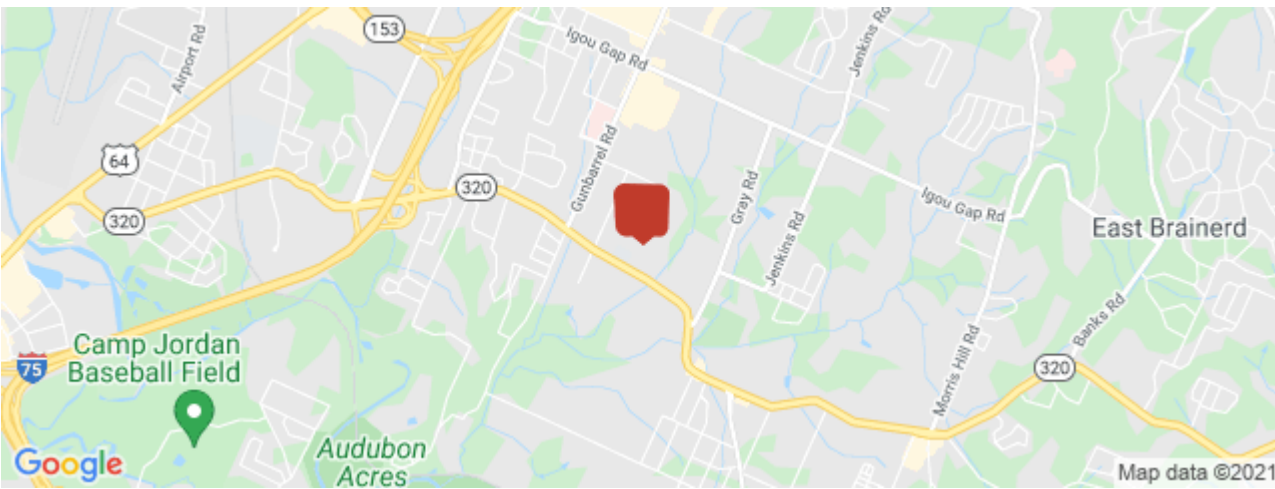
Retail Clientele:	General, Family	Traffic/Vehicle Count:	27,000
Property Located Between:	East Brainerd Rd	Airports:	CHA
Largest Nearby Street:	East Brainerd Rd.		

Building Related

Total Number of Buildings:	1	Ceiling Height:	20
Year Renovated:	2021	Passenger Elevators:	0
Total Parking Spaces:	210	Freight Elevators:	0
Parking Type:	Surface		

Location

Address:	7601 E Brainerd Rd, Chattanooga, TN 37421
County:	Hamilton
MSA:	Chattanooga



Property Images



20211017_144416



20211017_144437



20211017_144501



20211017_144430



20211017_144410



20211017_144437



20211017_144416



20211017_144501



20211017_144549



20211017_144702



20211017_144607



20211017_144549



20211017_144628



20211017_144607



20211017_144637



20211017_144714



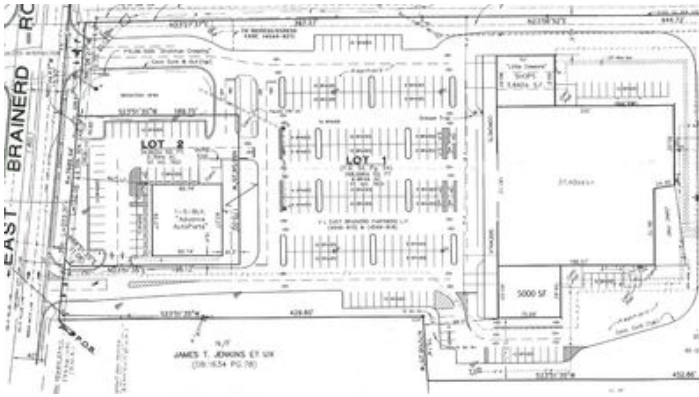
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Stratman Crossing Survey 2020

Property Contacts



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