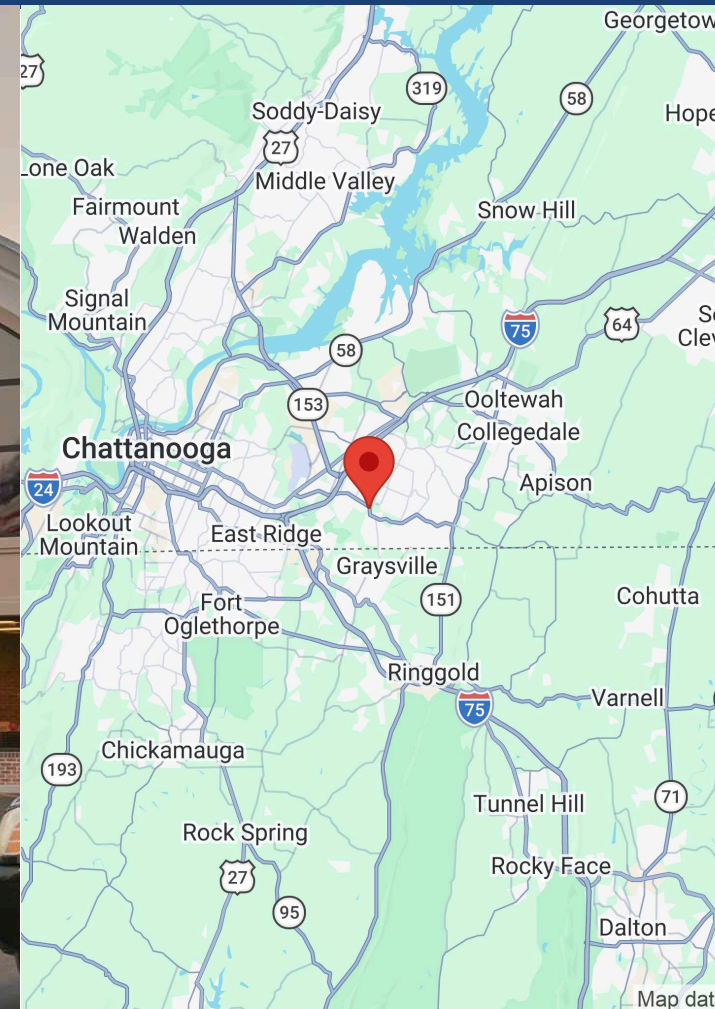


EAST BRAINERD SHOPPING CENTER

7794 EAST BRAINERD RD // CHATTANOOGA, TN 37421



OWNED GLA
48,432 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 Food City is located in a residential area with strong demographics that attracts professionals commuting to downtown Chattanooga. It is situated at the intersection of East Brainerd Road and Jenkins Road just east of I-75 and approximately five miles from the Chattanooga Metropolitan Airport. The surrounding area contains other retail strip centers and free-standing national tenants such as Zaxby's, AutoZone and Dollar General. Food City was remodeled a few years ago and since then store sales have increased significantly.

Major Tenants: Food City



**ZIFF
REAL ESTATE
PARTNERS**

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SUITE#	Tenant Name	GLA(SF)
7804	FOOD CITY	48,432 SF

Available Coming Available Occupied Non-Controlled



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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