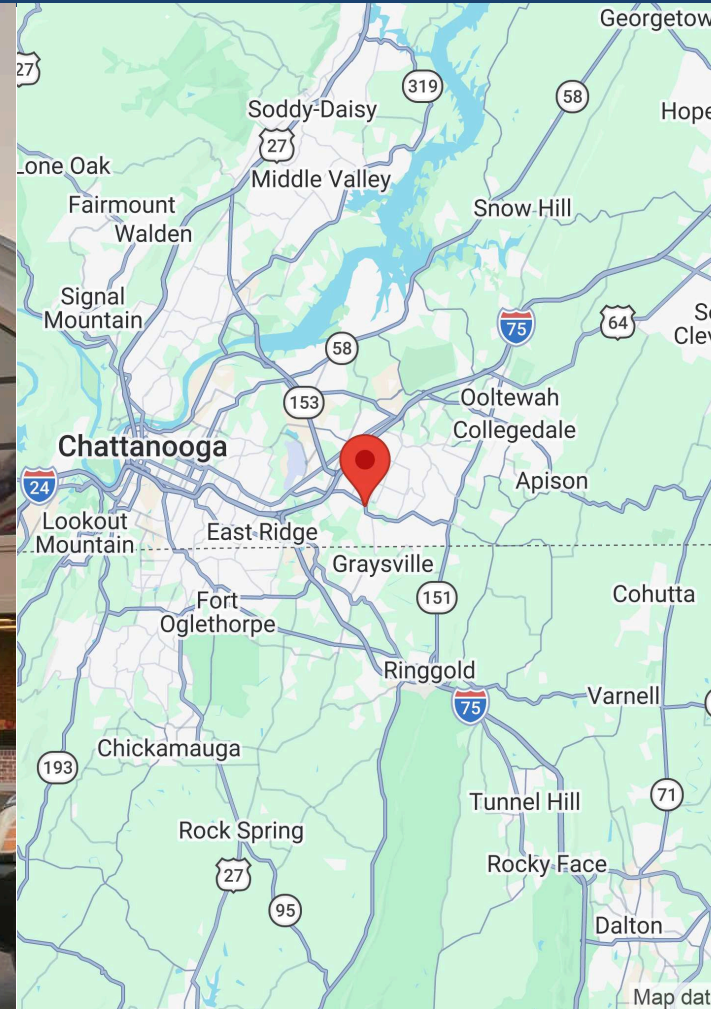


# EAST BRAINERD SHOPPING CENTER

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
Population	48,392	103,553	314,073
Avg Income	\$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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# EAST BRAINERD SHOPPING CENTER

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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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