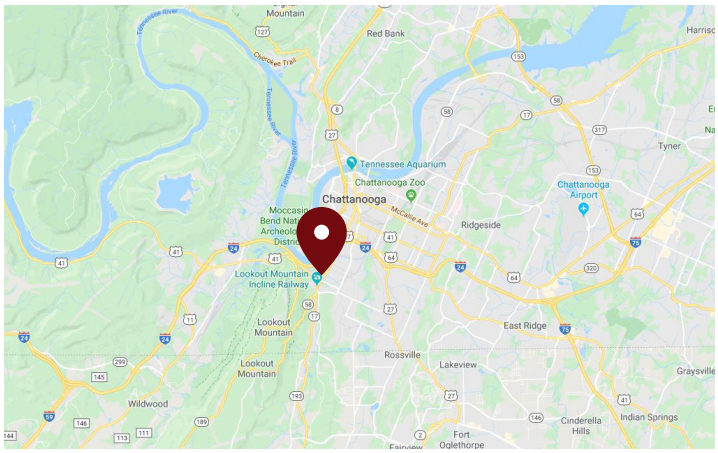
Publix #1731 - Mount Vernon Point

3535 Broad Street
Chattanooga, TN 37409
Lat 35.014, Long -85.327

FULLY LEASED

PROPERTY HIGHLIGHTS

- New Publix-Anchored Shopping Center at the Base of Lookout Mountain and Serving Downtown Chattanooga
- Strategically Positioned Near Downtown Chattanooga, Experiencing Revitalization and an Explosive Growth of New Condo and Apartment Units with Plans for New Restaurants, Retail and Offices
- Within Walking Distance to Riverwalk Terminus at St. Elmo that Stretches from Downtown to Lookout Mountain
- Located Directly Across from Chattanooga Christian School (1,270 Students)
- 23,657 VPD on Broad Street



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,344	43,991	107,147
Daytime Population	4,883	71,046	146,517
Total Households	1,333	16,927	43,877
Avg. HH Income	$45,287	$62,835	$66,471

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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Crossman & Company
www.crossmanco.com

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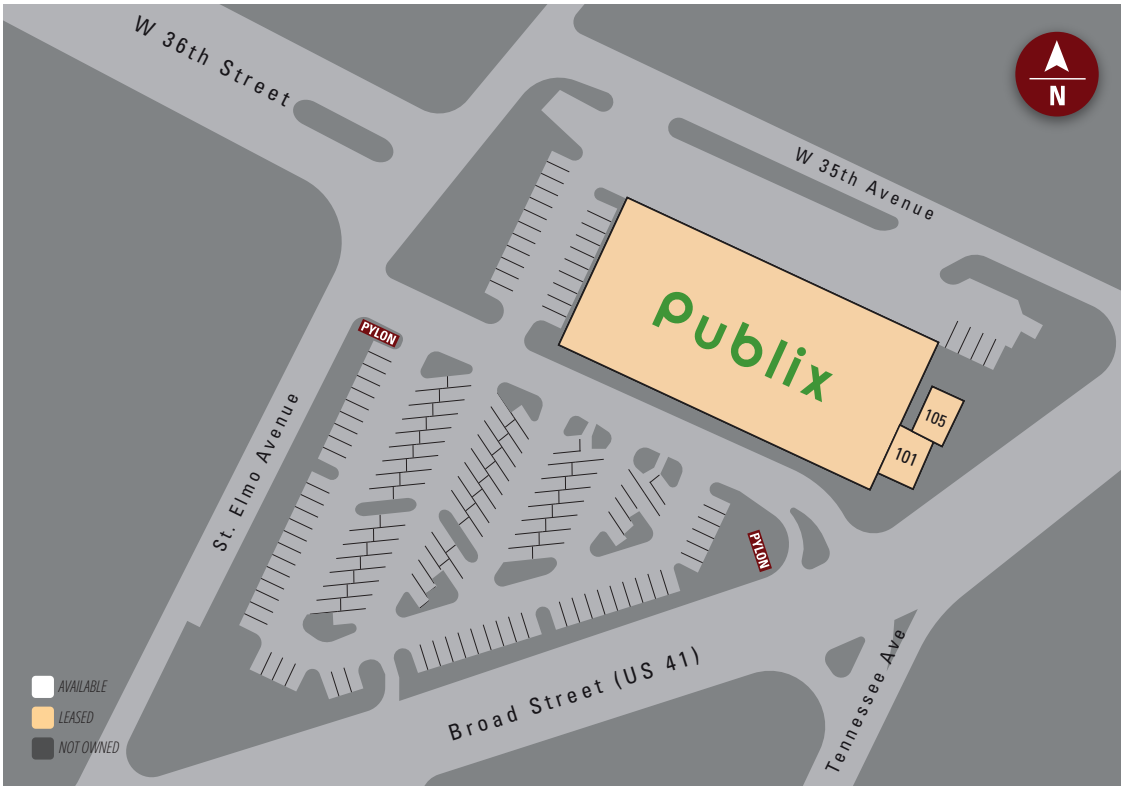

SITE PLAN

Suite	Tenant	Size
ANC	Publix	32,514
101	Blanche Nail Salon	1,200
105	BenchMark Physical Therapy	1,200

TOTAL 34,914

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FOOT TRAFFIC OVERVIEW - CALVERY CHAPEL

EST. # OF CUSTOMERS ANNUALLY
71,400

EST. # OF VISITS ANNUALLY
249,100

AVG. VISITS / CUSTOMER
3.47

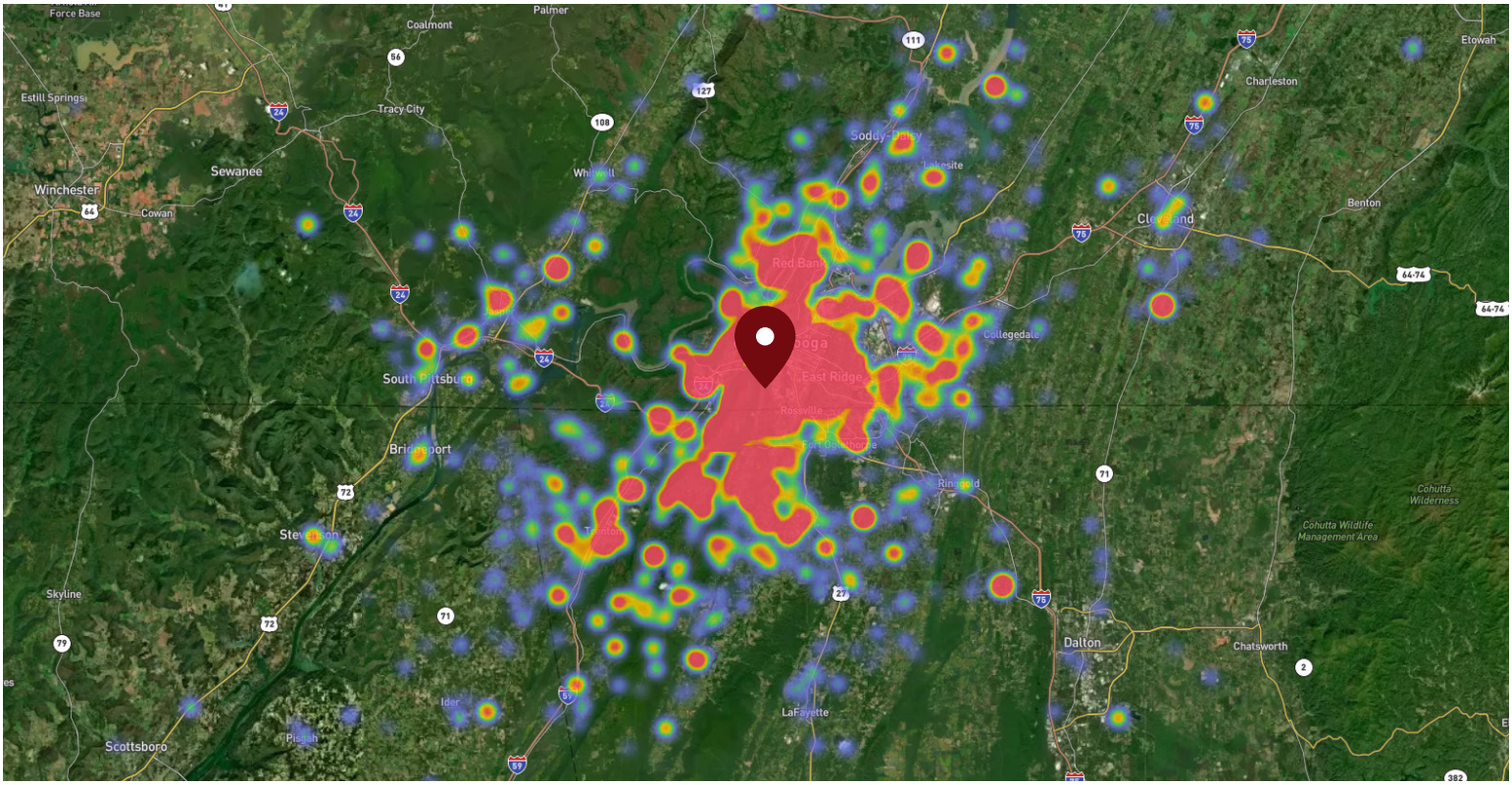
AVG. LENGTH-OF-STAY / VISIT
39 Min

TOP 3 DAYS	# OF VISITS
Sunday	39,739
Friday	37,421
Wednesday	36,584

TOP 3 HOURS	# OF VISITS
3-4 PM	43,814
4-5 PM	43,800
5-6 PM	43,249

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2021 - March 31, 2022

SITE VISIT DENSITY - CALVERY CHAPEL



Red, orange, and yellow colors represent the location of 60% of site visitors

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