



THE BEND

CHATTANOOGA
TENN.

THE SCENIC CITY

*Top 45 Places to Go in The World
The New York Times*



Along the rolling Tennessee River stands a beloved growing city, rooted in a rich history, and steeped in the natural beauty of East Tennessee. Like the river it embraces, Chattanooga is a city on the move.



REGIONAL MAP

SIGNAL MOUNTAIN

*South's Best Cities on the Rise
Southern Living Magazine, 2022*

Located at the crossroads of three great states, Tennessee, Georgia and Alabama, Chattanooga represents the hub of a thriving economic region full of culture and rustic charm. Among the city's advantages are abundant natural resources, a growing population, strong tourism industry, and a strategic centralized location. The extensive system of highway, air, rail, and water transportation helps make Chattanooga a major transportation and distribution center for the Southeast.

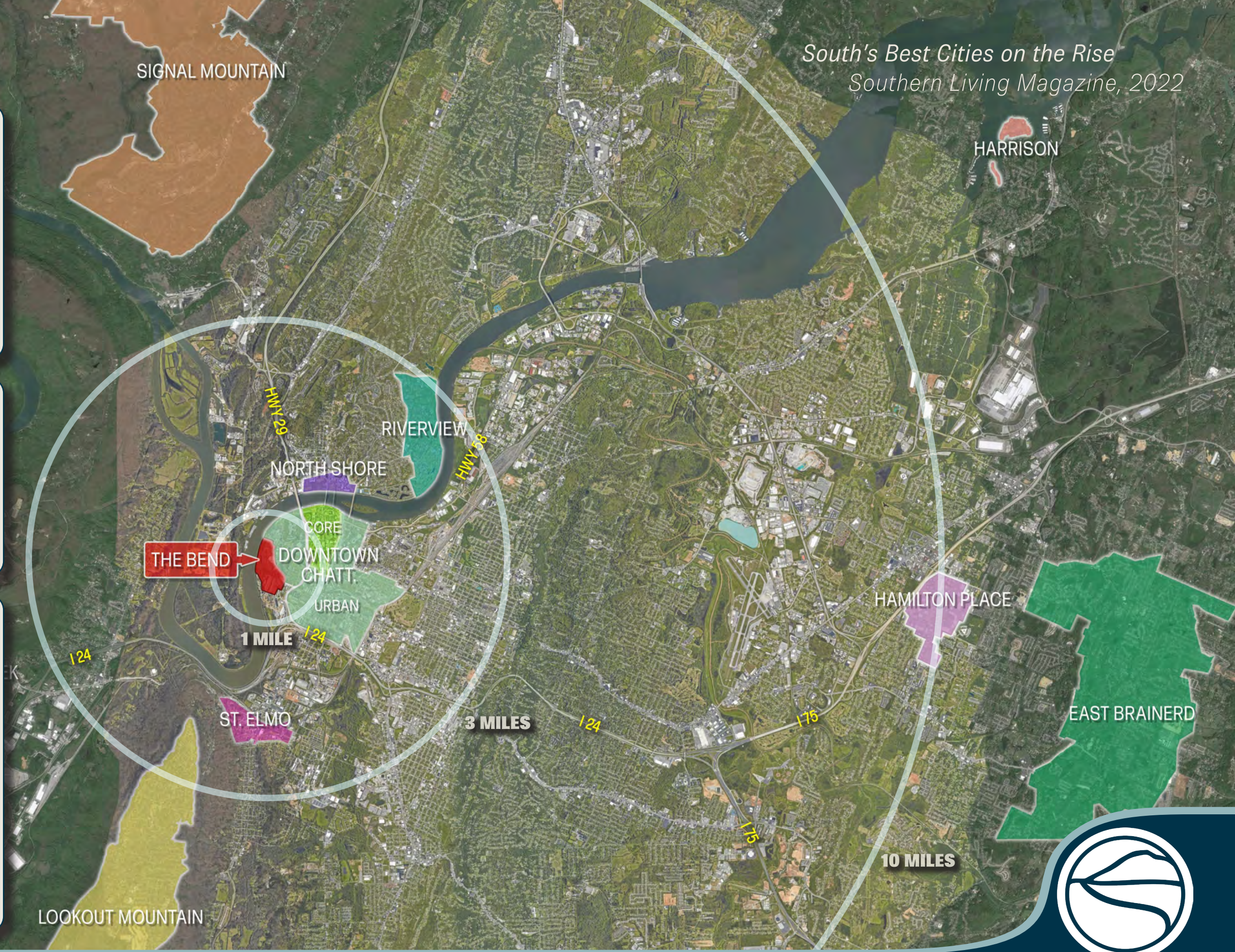
PRIMARY TRADE AREA

POPULATION	516,796
HOUSEHOLDS	207,889
AVG AGE	42 YRS
AVG HOUSEHOLD INCOME	\$87,649

Over **1,010,000** people in the Chattanooga CSA (within an hour drive time) comprising Bradley, Hamilton, Marion, McMinn, Polk, Rhea and Sequatchie counties in Tennessee and Catoosa, Dade, Murray, Gordon, Walker, and Whitfield counties in Georgia. More than 255,000 millennials (ages 25-44) live in the area.

Chattanooga is within a three (3) hour drive of ten (10) million people and within a day's drive there is one-half of the nation's population due to very easy access off three major interstates. (Chattanooga Tourism. 2022)

LOOKOUT MOUNTAIN



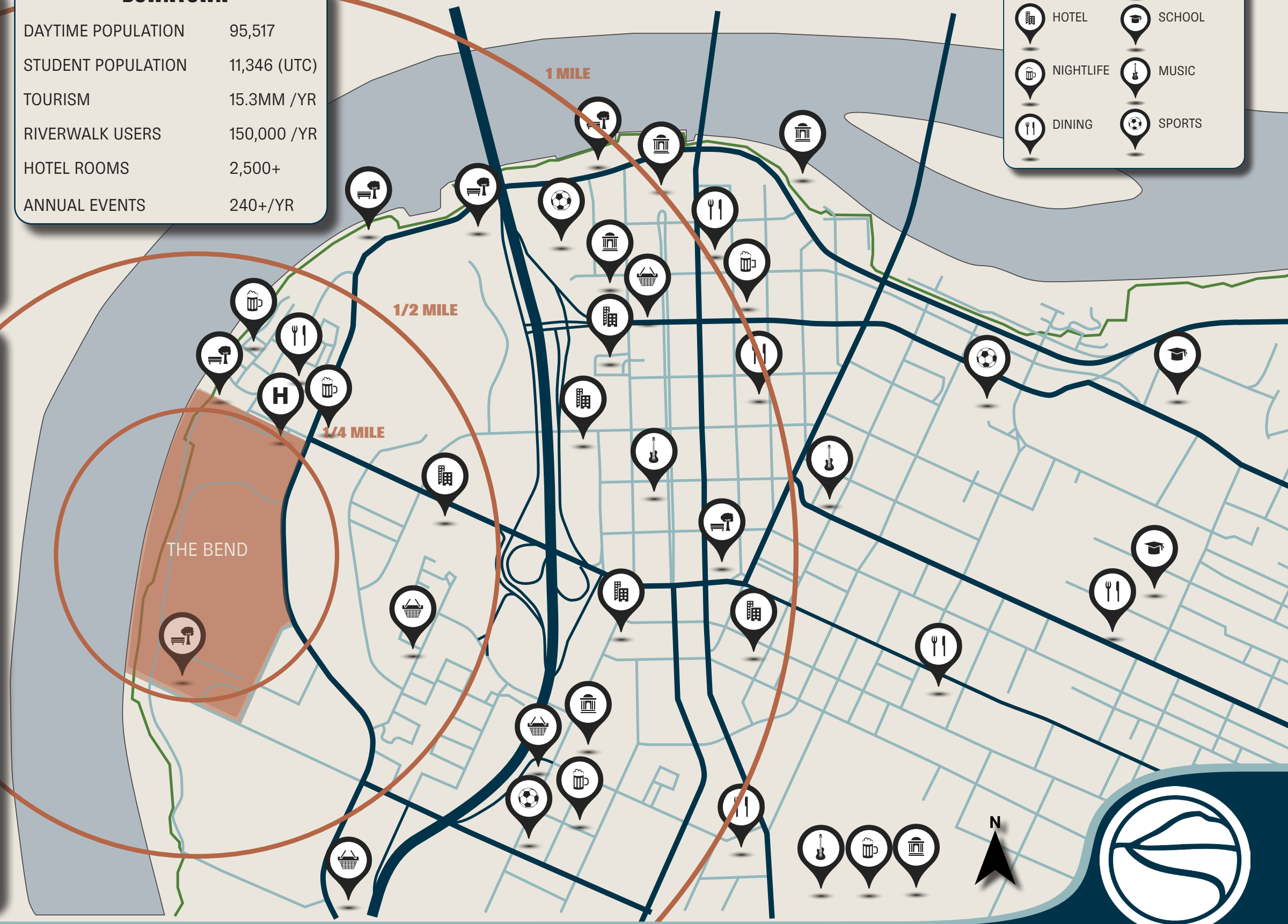
CHATTANOOGA | DOWNTOWN

Known to the locals as Scenic City, Gig City, or even just Chatt, this cherished city holds an abundance of unique experiences, iconic lookouts, and fresh inspiration for anyone seeking something more. Outdoor enthusiasts and thrill-seekers can access a multitude of breathtaking views and recreational activities within minutes of downtown. In the city center, entrepreneurs and visionaries can find historic landmarks and emerging opportunities to engage with the city's culinary scene and artistic venues. Chattanooga is an open invitation to explore, and it just keeps getting better.

DOWNTOWN	
DAYTIME POPULATION	95,517
STUDENT POPULATION	11,346 (UTC)
TOURISM	15.3MM /YR
RIVERWALK USERS	150,000 /YR
HOTEL ROOMS	2,500+
ANNUAL EVENTS	240+ /YR

GRAPHIC LEGEND

MUSEUM	GROCER
HOTEL	SCHOOL
NIGHTLIFE	MUSIC
DINING	SPORTS



ECONOMY

Businesses in the Chattanooga area enjoy many advantages including a business-friendly climate with a low tax burden, streamlined regulatory processes, and access to incentives for businesses looking to locate or expand in the area. Chattanooga is home to one of the country's fastest and most reliable municipal fiber-optic networks, providing businesses and residents with high-speed internet access. Additionally, Chattanooga has a relatively low cost of living, with housing and healthcare costs below the national average and no state income tax.

Chattanooga has a very diverse economy. The top six industries in the area are Manufacturing, HealthCare, Logistics & Transportation, Technology, Tourism, and Construction & Real Estate.

Top employers include Hamilton County Schools, BlueCross BlueShield of Tennessee, Volkswagen Group, Erlanger Health System, Tennessee Valley Authority, CHI Memorial, McKee Foods Corporation, Unum Group, and Amazon.

\$9.3 billion in annual retail sales (September 2022)





THE BEND SITE PLAN



MASTER PLAN

120 ACRE ADAPTIVE REUSE SITE DEVELOPMENT WITHIN COMMERCIAL CORE

	OFFICE	700,000+ SF GLA
	RETAIL	272,011 SF GLA
	ENTERTAINMENT	28,665 SF GLA
	RESIDENTIAL	450+ UNITS
	HOTEL	250+ KEYS
	COMMERCIAL MARINA	300 SLIPS
	INDUSTRIAL AND R&D FACILITIES	
	PARK AND RECREATIONAL AREAS	



EXPERIENCE MAP

PARK BOULEVARD



ENTERTAINMENT DISTRICT



RIVERWALK GREENWAY



RIVERWALK GREENWAY



Tennessee Riverwalk
#9 Best Riverwalk in the U.S. – Fodor’s Travel, 2023
16.1 miles along the Southern banks of the Tennessee River
Over 150,000 visitors each year
– Hamilton County Parks and Recreation



RIVERWALK GREENWAY



PARK BOULEVARD

Chattanooga was ranked as a Top 10 Commercial Office Market in 2021 with vacancy rates consistently around 4%.



PARK BOULEVARD



ENTERTAINMENT DISTRICT

Building on Chattanooga's Culture of Events

74 Total Annual Events

43 Conventions & 36 Trade Shows

90 Sporting Events

-Chattanooga Tourism Co



ENTERTAINMENT DISTRICT





THE BEND

URBAN STORY
VENTURES



HILL PARTNERS