



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.



HILL PARTNERS

The Bend | Chattanooga, TN



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.

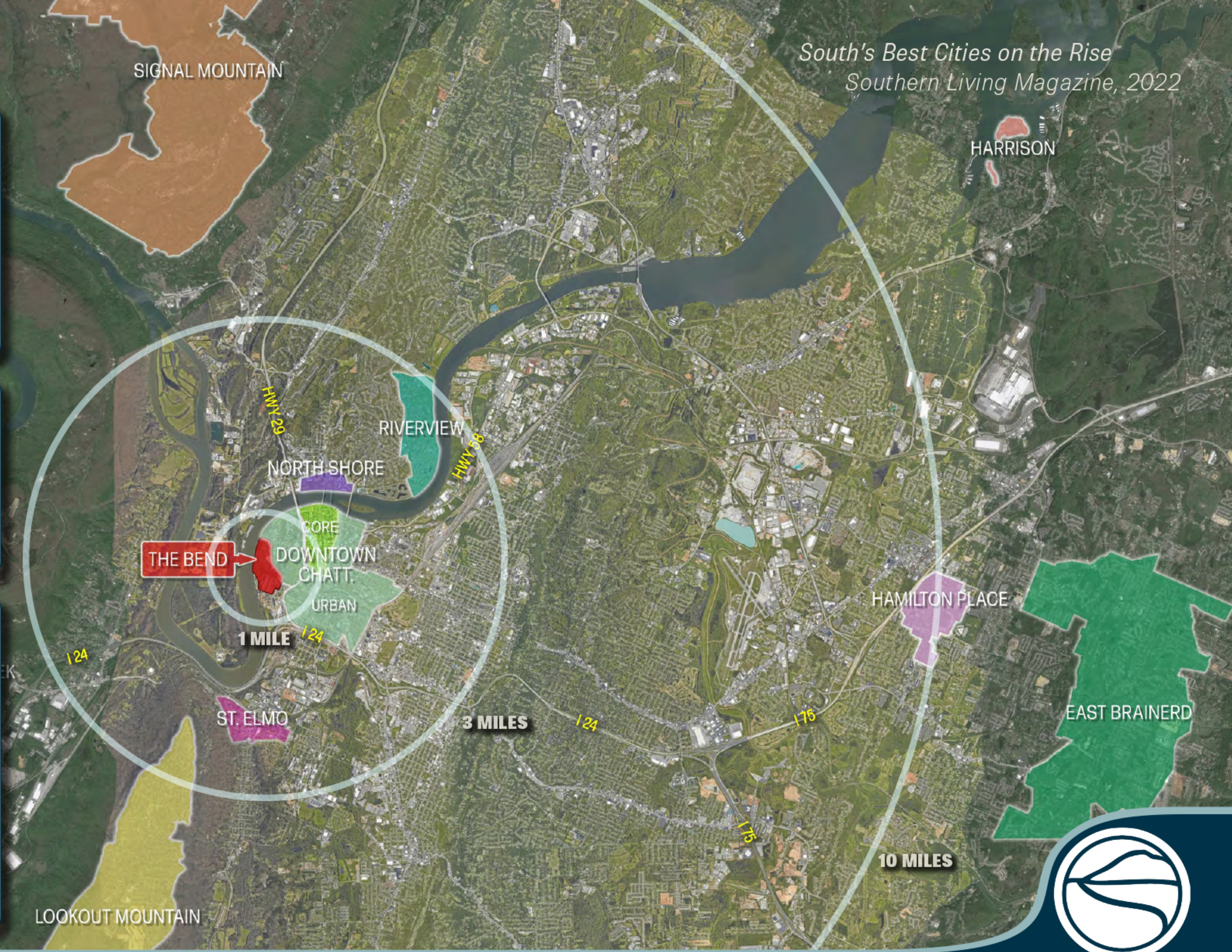
PRIMARY TRADE AREA

POPULATION	536,746
HOUSEHOLDS	214,094
AVG AGE	41.51 YRS
AVG HOUSEHOLD INCOME	\$107,764

Over **1,127,000** 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	109,251
STUDENT POPULATION	11,775 (UTC)
TOURISM	11.1 MM/YR
RIVERWALK USERS	150,000/YR
HOTEL ROOMS	2,500+
ANNUAL EVENTS	270+/YR

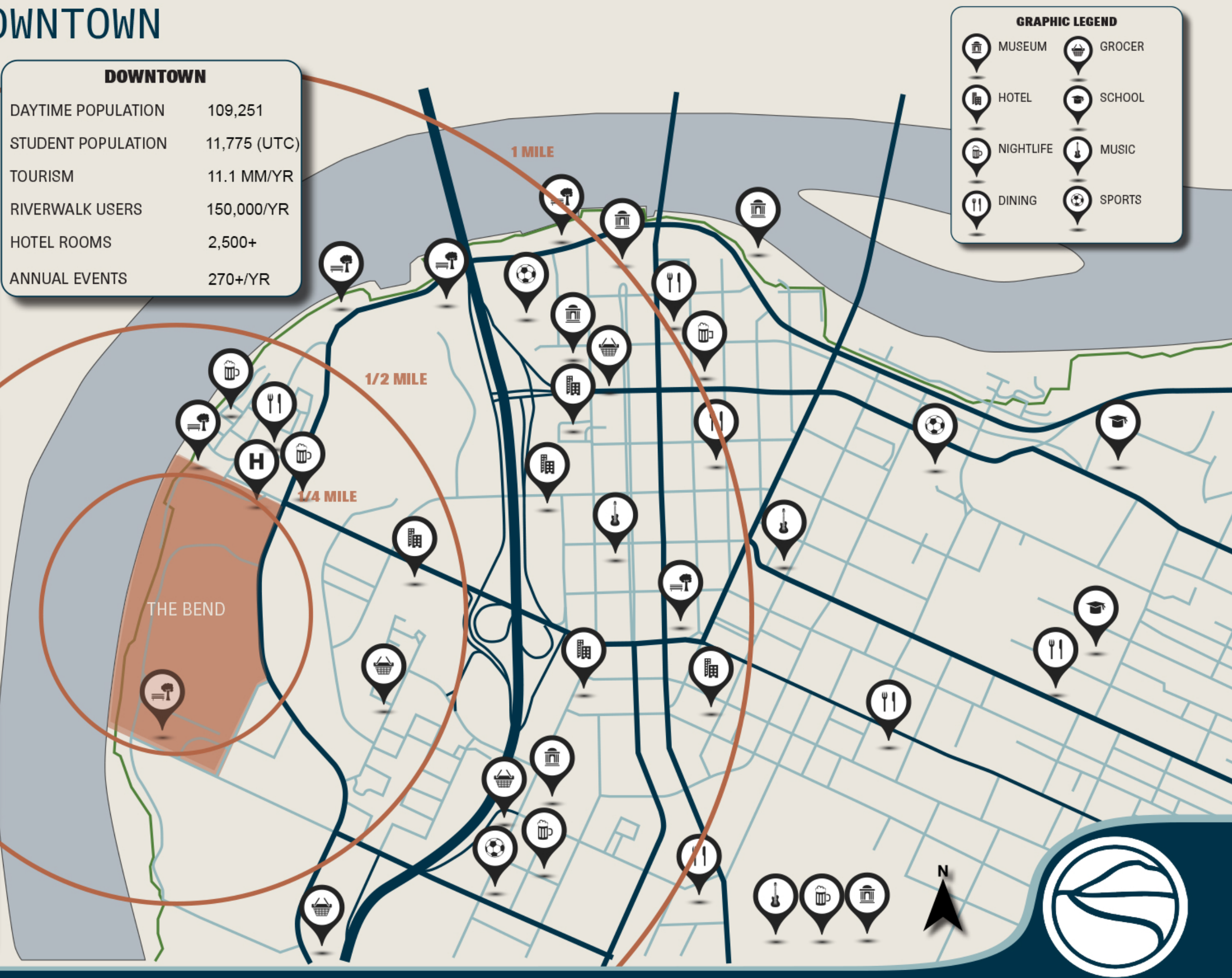
ECONOMY

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, Unum Group, Roper Corporation, and Amazon.

\$9.5 Billion in annual 2025 retail sales





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THE BEND MASTERPLAN



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	INLINE SHOPS	85,000 SF GLA
	MINI ANCHOR	45,000 SF GLA
	GROCEr	13,000 SF GLA
	F&B	50,375 SF GLA
	ENTERTAINMENT (2 Levels)	25,000 SF GLA
SUBTOTAL - RETAIL GLA		218,375 SF
	OFFICE	41,020 SF GLA
	RESIDENTIAL	216,760 SF GLA
		230 UNITS
TOTAL GLA		476,155 SF
	PARKING	1,760 STALLS
	SURFACE	1,210 STALLS
	STRUCTURE	360 STALLS
	STREET	190 STALLS



THE BEND MASTERPLAN





RIVERWALK GREENWAY



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PARK BOULEVARD



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ENTERTAINMENT DISTRICT



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