

# SHALLOWFORD LAND | 6.2 AC | **\$4.5 MILLION**

7810 & 7812 SHALLOWFORD RD, CHATTANOOGA, TN 37421

2241 & 2237 JENKINS ROAD, CHATTANOOGA, TN 37421



## PROPERTY HIGHLIGHTS

- » For Sale 6.2 Acres; asking price \$4.5 million
- » Located at the intersection of the heavily trafficked Shallowford Road and Jenkins Road
- » Approximately 2.0 acres is zoned commercial with the remaining 4.2 acres zoned residential
- » Potential uses for the commercial acreage include a carwash, small strip center or fast food restaurant
- » Remaining acreage could be developed into townhomes or single family homes

## DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
	41,347	101,357	342,312
	\$77,465	\$80,095	\$74,958
	15,817 AADT (Shallowford Road) 8,730 AADT (Jenkins Road)		







