



Developing and leasing retail properties throughout the Southeast

Premier Free-Standing Opportunity

[5435 Hwy. 153, Hixson, TN 37343](#)




Highlights

- Ground Lease or Build to Suit
- Approximately 1.4 acres with 200' of frontage & 300' of depth.
- Full curb cut off Hwy. 153 with cross easement access to 2 traffic lights.
- Traffic Count of 45,612VPD ('22) on Hwy. 153
- Located in the middle of Hixson's dynamic market with convenient access!
- Nearby Retailers include: Lowe's, Home Depot, Hobby Lobby, Target, McDonald's, Longhorn Steakhouse, Taco Bell, Walgreens, and more.

[Click for larger image](#)

Demographic Summary	1 Mile	3 Miles	5 Miles	15 Min.
2022 Population (Est.)	7,564	34,856	77,950	191,346
2022 Median HH Income (Est.)	\$62,446	\$60,675	\$64,068	\$56,110
2022 Households (Est.)	3,227	15,376	33,534	81,482

Demographic Source:  **Placer.ai** - August 30, 2023

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