

## OAK PARK TOWN CENTER

5760 Highway 153, Hixson, TN 37343  
 TOTAL GLA: 181,754

### BRIEF DESCRIPTION

Oak Park Town Center is located in Hamilton County, a suburban area in the northern portion of the Chattanooga MSA. Tennessee Highway 153 is the main north/south artery through the region and presents a strong mix of retail shopping centers. Retailers in the close proximity to the plaza include Walmart, Target, and more. Approximately 36,000 cars pass the site each day on TN-153.



### DEMOGRAPHICS

2024 ESTIMATES	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	5,063	2,194	\$95,621
3-Mile	32,011	13,666	\$109,808
5-Mile	70,109	30,275	\$125,110

TRAFFIC COUNTS	
Total	36,000
TN-153	36,000

### PROPERTY HIGHLIGHTS

#### BULLET POINTS

- County: Hamilton
- Type: Retail
- Year Built: 2001
- Year Renovated: 2014
- Metro Area: Chattanooga

### CONTACTS

#### LEASING

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#### LEASING TEAM

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SUITE	GLA	TENANT
100	12,000	Petco
102	12,000	Party City
104	1,600	Available
106	3,200	Nothing Bundt Cakes
108	1,600	Blue Nails
110	1,600	Dirty Dough
112	20,500	2nd & Charles
116	1,600	Available
118	8,000	Shoe Carnival
120	3,600	America's Best Contacts Eyeglasses
122	1,600	Lendmark Financial Services
126	1,600	Sally Beauty Supply
128	3,200	Castle Dental
130	8,970	Five Below
136	1,200	Great Clips
140	20,000	Bealls
160	50,000	O'Reilly Auto Parts
176	29,484	Marshalls