

# Walmart Supercenter

Kimball (Chattanooga), TN



 Offering Price:  
**\$14,380,000**

 Cap Rate:  
**7.00%**

[Click Here for Website & Full Offering Memorandum](#)



## Location Overview

**Kimball** is a town in Marion County, Tennessee. The population was estimated to be approximately 1,391 as of 2016. It is part of the Chattanooga, TN-GA Metropolitan Statistical Area.

**Chattanooga** is the fourth-largest city in the U.S. state of Tennessee. Located 120 miles to the northwest of Atlanta, Georgia and 120 miles to the southwest of Knoxville, Tennessee, Chattanooga abuts the Georgia border and there are three major interstate highways in its vicinity: I-24, I-75, and I-59. Chattanooga's 2017 growth rate of 1.1% was the best among Tennessee's four biggest cities, attracting migrants from cities such as Atlanta and Nashville seeking a balance of economic opportunity and quality of life.



**Primary  
Retail  
Corridor**



**Limited  
Landlord  
Responsibilities**



**World's Largest  
Retailer**



**Growing  
MSA**



**\$3 Million  
Tenant Investment**



**Large Trade  
Radius**

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