

# Walmart Supercenter

Kimball (Chattanooga), TN



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

**%** Cap Rate:  
**7.00%**

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



Subject Property

## 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

Maggie Holmes  
Associate Director  
mholmes@stanjohnsonco.com

Joey Odom  
Regional Director  
jodom@stanjohnsonco.com

Mike Sladich  
Director  
msladich@stanjohnsonco.com

Mollie Alteri  
Associate Director  
malteri@stanjohnsonco.com

Monica Diaz  
Investment Analyst  
mdiaz@stanjohnsonco.com

In Association With:  
Jeff McKinney  
TN Lic. #241553



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