



Northgate Mall

CHATTANOOGA, TENNESSEE



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STRATEGIC LOCATION IN CHATTANOOGA

- Northgate Mall is the hub of all retail development in the north Chattanooga area.
- Located near the central business district.
- 100,000+ cars pass daily in front of the mall via Hwy 153 and Hixson Pike/SR 319.
- The Regional Planning Commission projects the Northgate trade area to have the highest density of new housing growth.

CONVENIENCE IS KEY FOR OUR CUSTOMERS

- Customers value Northgate's location and ease of shopping.
- Over 120 stores including three department stores, nine restaurants, a fourteen-screen movie theater and retailers such as Gap/Gap Kids, Bath & Body Works, Victoria's Secret, Hot Topic, Limited Too, American Eagle and The Children's Place.
- New Carmike, 14 screen stadium seating, state of the art entertainment complex.
- New theatre has fueled stronger food and beverage sales productivity for restaurants including Panera Bread, Applebee's, Chili's Grill & Bar, Buffalo Wild Wings, Outback Steakhouse, Logan's Roadhouse, Piccadilly Cafeteria, and Shane's Rib Shack.

OUR CUSTOMERS ARE AFFLUENT AND WANT MORE!

- The average household income in the three-mile radius surrounding Northgate is 28% higher than the average household income for Chattanooga.
- 46% of the primary trade area households earn more than \$50,000 and 20% earn more than \$100,000+.



MALL INFORMATION

LOCATION

Conveniently located on Hwy 153 South and Hixson Pike.

MARKET

Chattanooga

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

JC Penney, 173,000 sq. ft.; Belk, 91,000 sq. ft.;
Belk Home Store, 23,000 sq. ft.; Sears, 179,000 sq. ft.

TOTAL RETAIL SQUARE FOOTAGE 823,000

PARKING SPACES 4,500

OPENED 1972

RENOVATED 1991, 1997 Food Court

TRADE AREA PROFILE

2007 POPULATION 205,256

2012 PROJECTED POPULATION 209,186

2007 HOUSEHOLDS 84,601

2012 PROJECTED HOUSEHOLDS 87,206

2007 MEDIAN AGE 39.1

2007 AVERAGE HH INCOME \$59,299

2012 PROJECTED AVERAGE HH INCOME \$64,717

10-MILE RADIUS PROFILE

2007 POPULATION 246,830

2012 PROJECTED POPULATION 246,670

2007 HOUSEHOLDS 103,956

2012 PROJECTED HOUSEHOLDS 104,858

2007 MEDIAN AGE 39.1

2007 AVERAGE HH INCOME \$57,626

2012 PROJECTED AVERAGE HH INCOME \$63,040

DAYTIME EMPLOYMENT

3-MILE RADIUS 20,177

5-MILE RADIUS 40,079

SOURCE: CLARITAS, INC.