



## 31,419 SF Big Box Space for Lease

Rossville's Main Commercial Corridor

319 CHICKAMAUGA AVE,  
ROSSVILLE, GA 30741



**SVN | Second Story Real Estate Management**

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## LISTING HIGHLIGHTS

**Asking Lease Rate:** \$9.50 psf  
**Terms:** Negotiable  
**Available Space (SF):** 31,419

### Location Description

- Situated along Chickamauga Avenue/US-27, the property at 319 Chickamauga Ave offers excellent visibility and accessibility in the heart of Rossville's primary commercial corridor. The location benefits from steady daily traffic flow, providing direct connectivity to downtown Chattanooga just minutes away, as well as convenient access to I-24 and I-75 for regional connectivity.
- Surrounded by a mix of local businesses, retail, and service providers, the site is well-positioned to serve both Rossville residents and the broader Chattanooga metro area. Its proximity to key residential neighborhoods and nearby employment centers makes it a strategic choice for businesses seeking a highly accessible and visible location.



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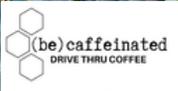
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CHICKAMAUGA AVE (24,500 AADT)



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# RETAILER MAP



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## DEMOGRAPHICS

### POPULATION

	1 MILES	3 MILES	5 MILES
2020	7,410	54,589	121,462
2024	7,777	56,563	129,676
2029 Projection	8,204	59,773	137,966
Median Age	36.1	37.4	37.4

### HOUSEHOLD CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020	2,830	21,481	49,772
2024	2,962	22,144	53,435
2029 Projection	3,122	23,406	56,986

### INCOME CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020 Average Household	\$51,058	\$56,056	\$60,848
2024 Average Household	\$55,941	\$57,857	\$63,679
2029 Projected Average	\$58,004	\$59,130	\$64,961



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# BROKERS

**Kelly Fitzgerald** is SVP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$150 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.

**Chandler Hale** is a Senior Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.



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