



**RETAIL/RESTAURANT
SPACE AVAILABLE**



DOWNTOWN CHATTANOOGA

Adjacent to The Signal

10,000 SF Available on Historic Choo Choo Property

21 Choo Choo Ave | Chattanooga, TN 37408



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

AERIAL MAP



LISTING HIGHLIGHTS

- Highly popular area with several parking lots nearby
- Property anchored by The Signal, Stir, Frothy Monkey and Nic and Normans
- Newly renovated The Hotel Chalet coming Fall 2023
- Signalized intersection at Market & E. Main Street
- AADT: 14,203
- Minutes from both the Northshore and I-24
- Walking distance to several major nearby employers including : Erlanger, BlueCross BlueShield TN, TVA, Unum, UTC, EPB, and City of Chattanooga
- At the heart of Chattanooga's Southside neighborhood surrounded by lively local restaurants, pizza and event space

PROPERTY MAP



UPDATED EXTERIOR



BY THE NUMBERS

82

Walking Score
(Very Walkable)



12,773

Households within 2
mile radius



\$ 56,518

Average household
income within 2 mile
radius



27,500

Vehicles per day at
Main & Market St
intersection



NOTABLE EMPLOYERS



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DEMOGRAPHICS



| Population | 1 Mile | 3 Mile | 5 Mile |
|-----------------|--------|--------|---------|
| 2020 population | 6,150 | 39,967 | 103,172 |
| 2023 Population | 10,829 | 53,635 | 121,488 |
| Median Age | 29.7 | 33.8 | 37.1 |

| Households | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|-----------|-----------|-----------|
| 2023 Households | 4,883 | 25,547 | 48,457 |
| Average House Value | \$231,033 | \$201,254 | \$185,712 |
| Average Household Income | \$55,364 | \$57,402 | \$59,499 |



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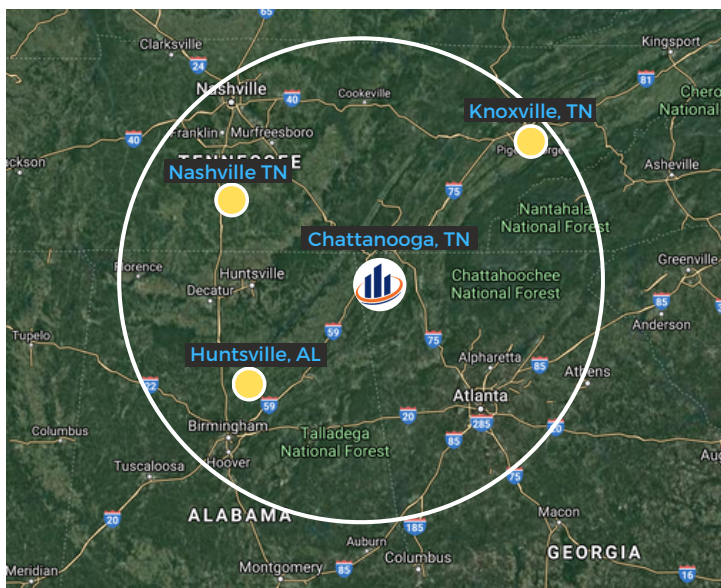
CHATTANOOGA ATTRACTIONS

Things to Do

- Night Fall
- Moon River Music Festival
- Riverbend Music Festival
- Iron Man
- Head of the Hooch
- Wine Over Water Festival
- MainX24
- Chattanooga Lookouts
- Chattanooga Football Club
- Red Wolves Soccer

Places to See

- Southern Belle Riverboat
- Walnut Street Pedestrian Bridge
- Tennessee Aquarium
- Chattanooga Zoo
- High Point Climbing Gym
- Coolidge Park





ABOUT THE BROKER



KELLY FITZGERALD

SVN | Second Story Real Estate Management
Vice President of Commercial Brokerage

615.714.6378

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Kelly Fitzgerald is VP 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 \$100 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.