



# PROFESSIONAL OFFICE SPACE FOR LEASE

Available Space: 1,300-4,000 SF

403 Chickamauga Ave, Rossville, GA 30741



SVN | Second Story Real Estate Management

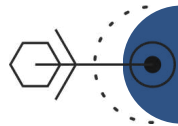
Nick Petras

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# HIGHLIGHTS

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- Asking Lease Rate:** \$13/SF NNN
- Available Spaces:** 1,300 SF (Suite 2)  
4,000 SF (Suite 1)
- Building Size:** 19,663 SF
- Year Built:** 1950
- Multiple suite sizes available
  - Kitchen/breakroom spaces in both units
  - Convenient location near Chattanooga and GA state line
  - Ample parking
  - Professional office build-out
  - Triple Net Lease structure

## Lease Description

Professional Office Space Available

- Rossville Blvd | GA Side of State Line

Two professional office suites are available for lease at the end of Rossville Boulevard, just across the Georgia state line. Ideal for a range of office or service-based users, both spaces offer flexible configurations, ample natural light, and practical amenities.



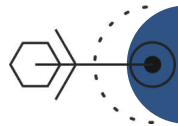
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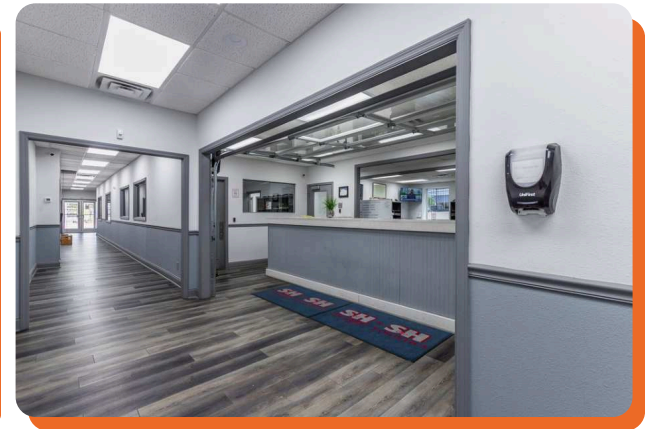
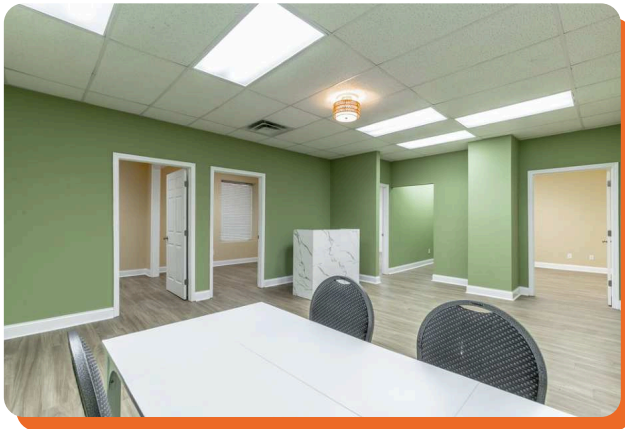
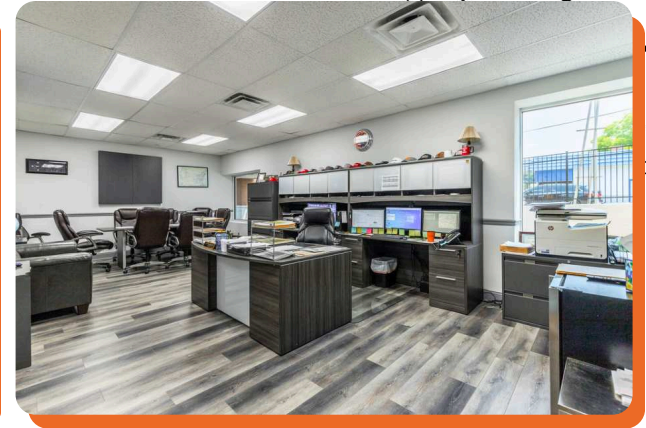
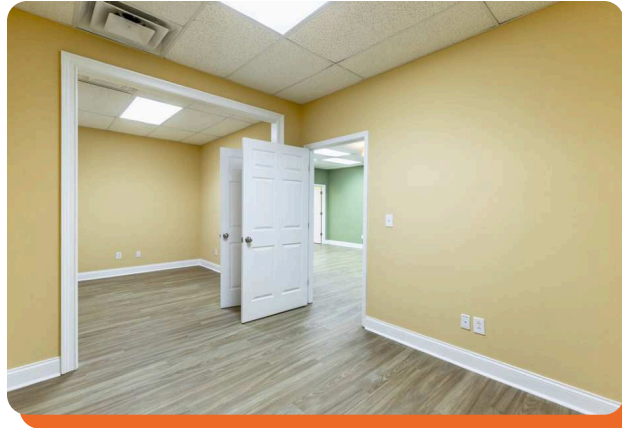
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# PROPERTY PHOTOS

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# SITE AERIAL

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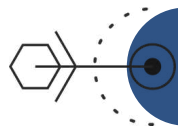
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# DEMOGRAPHICS

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## POPULATION

	1 MILES	3 MILES	5 MILES
2020 Population	7,666	55,396	121,885
2024 Population	7,974	57,425	130,166
2029 Projected Population	8,407	60,697	138,504
Median Age	36.3	37.4	37.4

## HOUSEHOLD CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020 Households	2,924	21,810	49,941
2024 Households	3,032	22,490	53,634
2029 Household Projection	3,195	23,776	57,205

## INCOME CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
Average Household Income 2020	\$51,592	\$56,138	\$60,834
Average Household Income 2024	\$57,443	\$57,945	\$63,649
Projected Average Household Income 2029	\$59,786	\$59,208	\$64,929



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## THE SVN DIFFERENCE

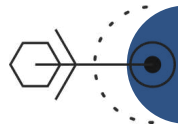
The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.








## ABOUT THE BROKER


SVN | SECOND STORY REAL ESTATE MANAGEMENT



**Nick Petras**  
**Commercial Advisor**

 (205) 527-3500

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 [secondstory.properties](https://secondstory.properties)

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, Nick prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.

