

FOR LEASE

±2,018 SF Available

Prime Retail Leasing Opportunity in the Trendy Northshore Neighborhood

300 Cherokee Blvd, Suite 120, Chattanooga, TN 37405



HIGHLIGHTS

- Retail leasing opportunity in the trendy Northshore neighborhood
- Suite 120: ±2,018 SF
- Lease Rate: \$25.00 / SF NNN
- The retail center was recently renovated and boasts a diverse tenant mix
- (1) Major residential project is currently under construction and (1) is planned just west of the property
- Convenient access to Hwy 27
- Northshore is a quick commute into downtown Chattanooga via the Market Street Bridge
- Northshore is only a short drive away from top employers such as BlueCross BlueShield, Cigna, TVA, Kenco Group, the University of Tennessee at Chattanooga, & Chattanooga State Community College

CURRENT TENANT MIX

Blush Nail & Spa
First Watch
Premier Medical

Zaya 1943 Korean Steakhouse
Orange Theory Fitness



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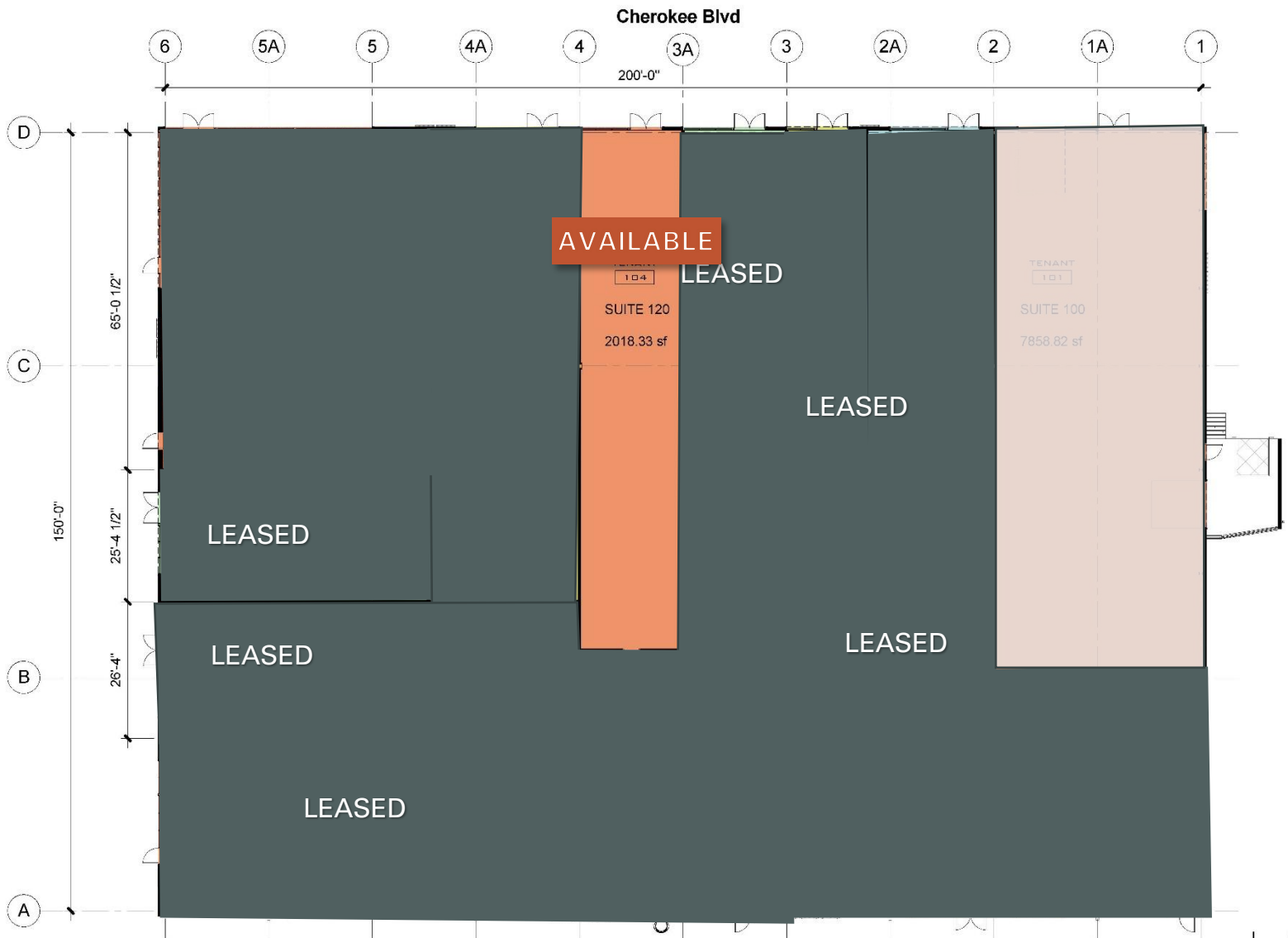
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Retail Space

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Hamilton County

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LAYOUT



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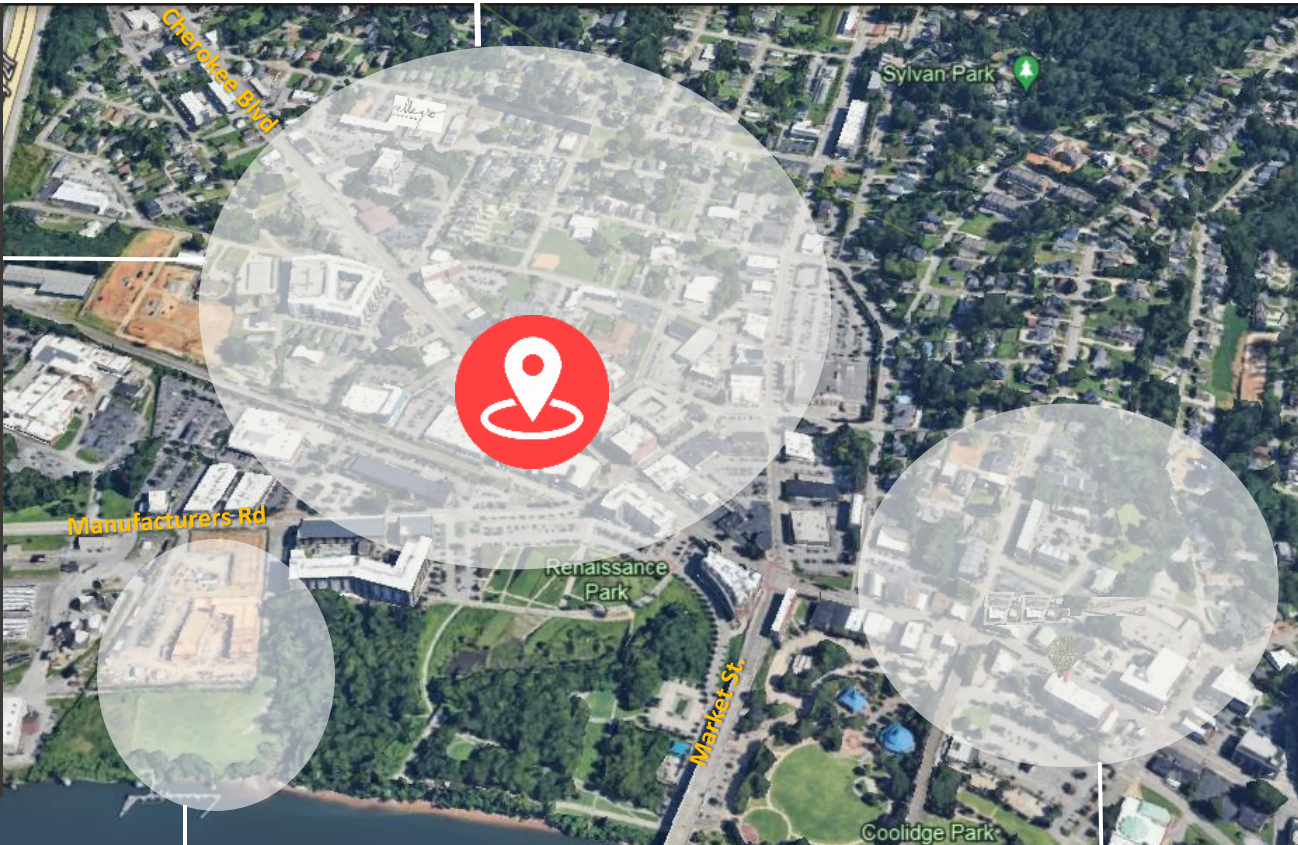
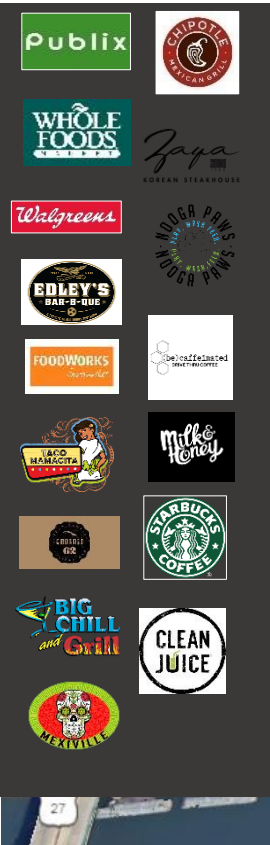
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NORTHSHORE NEIGHBORHOOD

Where Hip meets Historical

The newly renovated retail center is located in the vibrant Northshore neighborhood in Chattanooga. This highly coveted neighborhood is situated on the Tennessee River across from the famous aquarium. This unique neighborhood features a theater, walking bridge, Carousel ride and nice recreation areas, as well as fine dining, unique shopping boutiques, spas, galleries and hip coffeehouses.



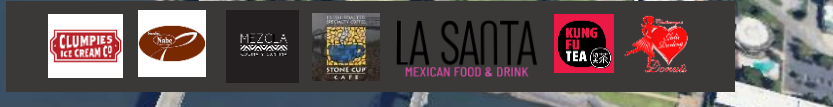
Major New Residential Developments



A major new residential project is planned that will include two matching residential towers seven stories high each.

The development at 418 Manufacturers Road is just behind another project that is currently underway at 430 Manufacturers Road. That project, being built by EMJ, will have 250 apartment units with 250 parking spaces.

A board walk is planned along the river at the rear of the project, officials said.



DEMOGRAPHIC INFORMATION

Highly Active Retail Corridor

Demographics	1 Mile	3 Miles	5 Miles
Population	4,910	35,638	97,470
Households	2,617	17,568	46,178
Income	\$0 - 10k: 494 (20.99%) \$10 - 25k: 591 (25.11%) \$25 - 35k: 318 (13.51%) \$35 - 50k: 383 (16.27%) \$50 - 75k: 307 (13.04%) \$75 - 100k: 114 (4.84%) >\$100k: 147 (6.24%)	\$0 - 10k: 3687 (23.58%) \$10 - 25k: 4485 (28.68%) \$25 - 35k: 1987 (12.71%) \$35 - 50k: 1983 (12.68%) \$50 - 75k: 1970 (12.60%) \$75 - 100k: 696 (4.45%) >\$100k: 829 (5.30%)	\$0 - 10k: 7811 (18.92%) \$10 - 25k: 11276 (27.31%) \$25 - 35k: 5645 (13.67%) \$35 - 50k: 6251 (15.14%) \$50 - 75k: 5696 (13.80%) \$75 - 100k: 2049 (4.96%) >\$100k: 2558 (6.20%)

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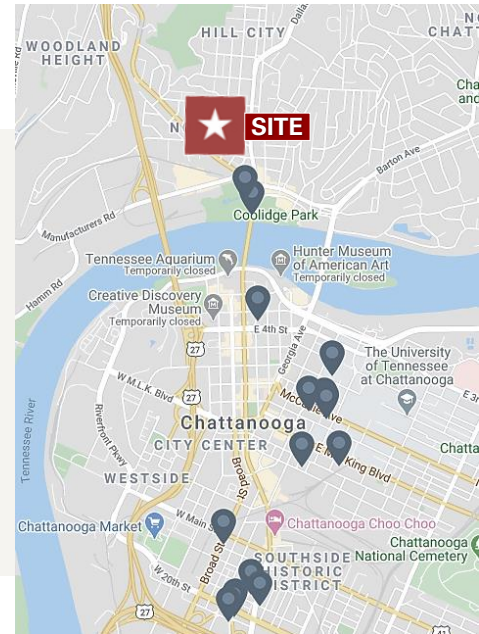
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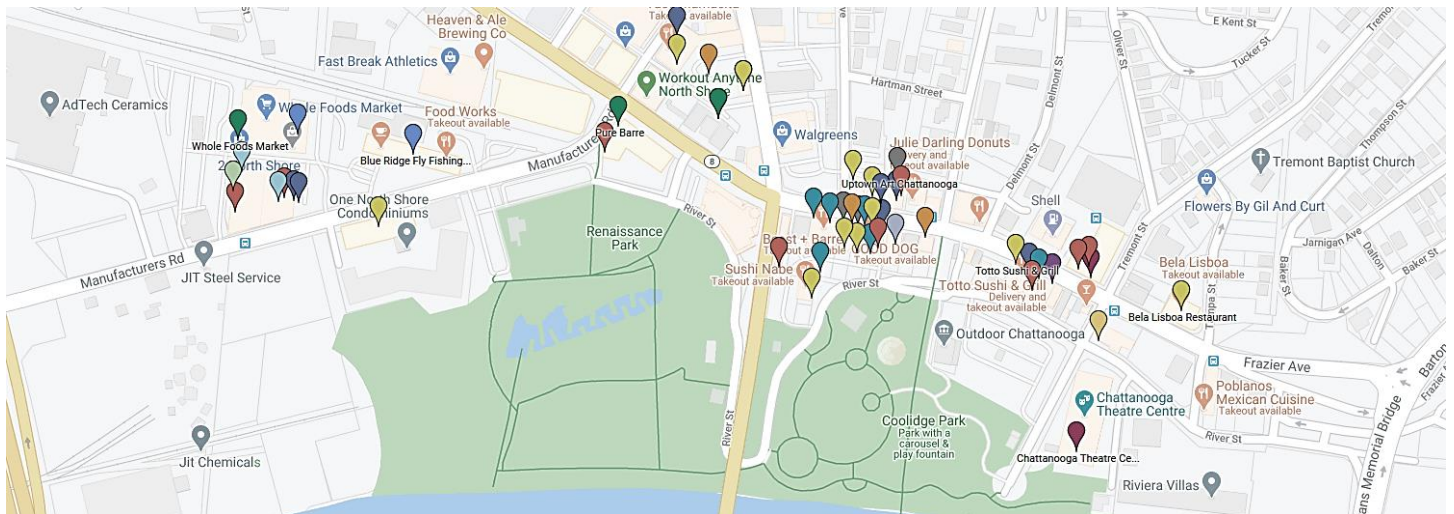
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LIST OF CONDOS, APTS & TOWNHOMES

125 Cherokee – Apartments
10 North – Apartments
1st & Market Street – Townhomes
604 East 4th Street- Condos
615 Lindsay Street – Apartments
615 Houston Street – Apartments
611 Houston Street – Apartments
235 East MLK – Apartments
528 East 8th Street – Apartments
1400 Chestnut- Apartments
1603 Williams Street – Condos
17th & Long – Condos
1800 Cowart- Townhomes
1900 Cowart – Condos
1808 Cowart – Condos



LIST OF NORTHSHORE BUSINESSES



Winder Binder Books, Art & Music
Totto Sushi & Grill
The Terrace at Frazier
Tangerinas
Taco Mamacita
Sushi Nabe Japanese Restaurant
Stone Cup Cafe
Rustic Trading Company
Riverside Wine and Spirits
River Street Deli
River City Apparel
Rev Centre for Optimal Living
Renew All Things
Quality Tire Pros

Plum Nelly Shop and Gallery
Pilates Tonic
Pigtails & Crewcuts Northshore
Pedego Chattanooga
OZ Bridal by Olia Zavozina
Olive Chattanooga
Nooga Paws
NoBaked Cookie Dough Chattanooga
Nell's Home and Gifts
Milk & Honey
MILK
Longhorn Restaurant
Locals Only Gifts and Goods
Learning Express Toys
L2 Outside

In-Town Gallery
I Go Tokyo
Hemp House
Healthy Glow Studio
hair a go-go
GOOD DOG
Glacé' Cryotherapy Chattanooga
Genevieve Bond Gifts
Frios Gourmet Popsicles
Four Bridges Outfitters
FIAMMA pizza company
Escape Mission Chattanooga
Epiphany Nail Bar & Hair Studio
Emmaline's
Embargo 62

Edit Salon
Clumpies Ice Cream Co
ChattyWagon
Chattanooga Theatre Centre
Chattanooga Souvenirs
Cashew
blue skies
Belle Rive Boutique
Beast & Barrel
AVA - Association for Visual Arts
All Things Groovy
Adventure Sports Innovation
Abby Lane Boutique
5 Points Northshore

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