

FOR LEASE

3908 Tennessee Avenue, Chattanooga, TN 37409



- **+/-7,500 SF Multi-Tenant Center**
- Space Available
 - Suite 102: +/-3,275 SF retail space
- On-site parking (2.2/1,000)
- Located in the heart of St. Elmo and just steps from the Incline Railway in a pedestrian friendly environment
- AADT 11,841(estimate) as of 2025
- Area businesses include Tap House, Amigo's Mexican Cucina, 1885 Grill, Empyrean Brewing, Wood Designs, Mr. T's Pizza, Southern Soul Yoga, Mike's Tavern (coming soon), Incline Railway, Clumpie's Ice Cream and many more.
- The Riverwalk was recently extended with the new terminus just one block from this location and now connects the St. Elmo district to downtown and along the 18+ mile walking/bike path.
- CARTA free electric shuttle now serves St. Elmo with service every 15 minutes

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	4,299	43,481	107,956
Average HH Income	\$73,664	\$96,772	\$99,366



For Additional
Information Contact:

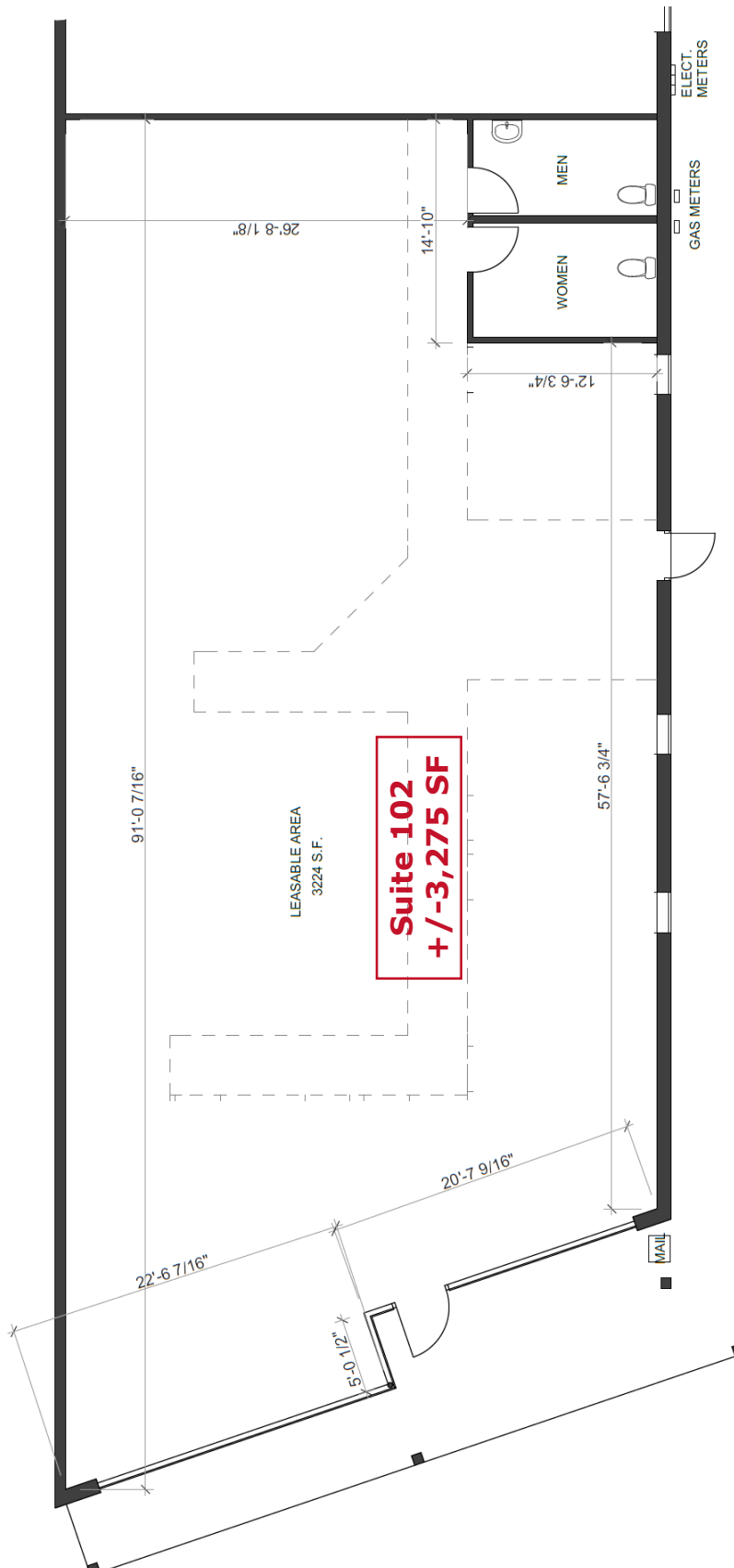
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422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Floor Plans

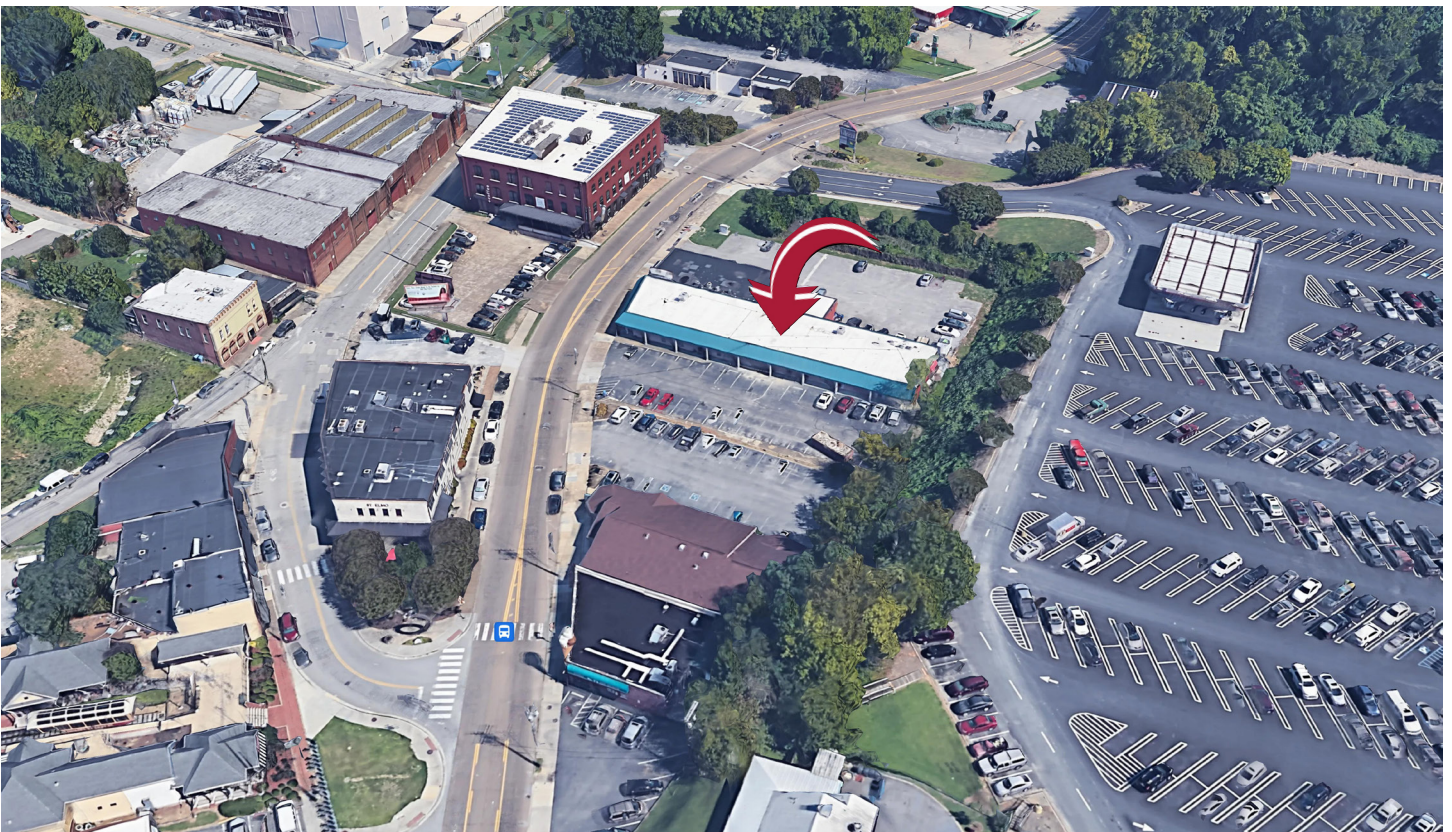
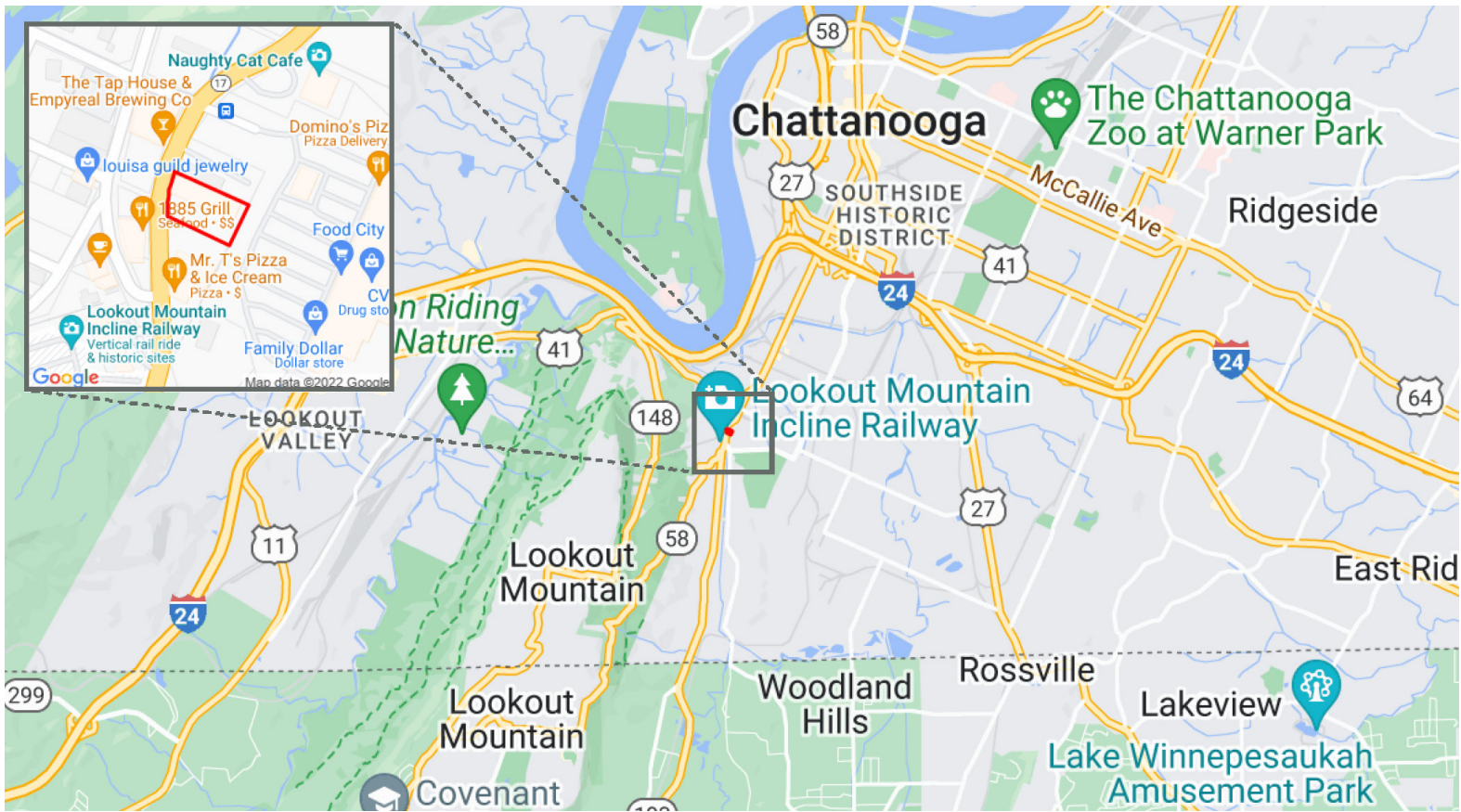


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Map & Aerial



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