



MODERN NORTHSORE DEVELOPMENT

Historic Adaptive Reuse Office Space for Lease

AVAILABLE SPACE: 5,191 SF

110 Somerville Ave | Chattanooga, TN

SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

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OFFICE SPACE FOR LEASE

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LISTING HIGHLIGHTS

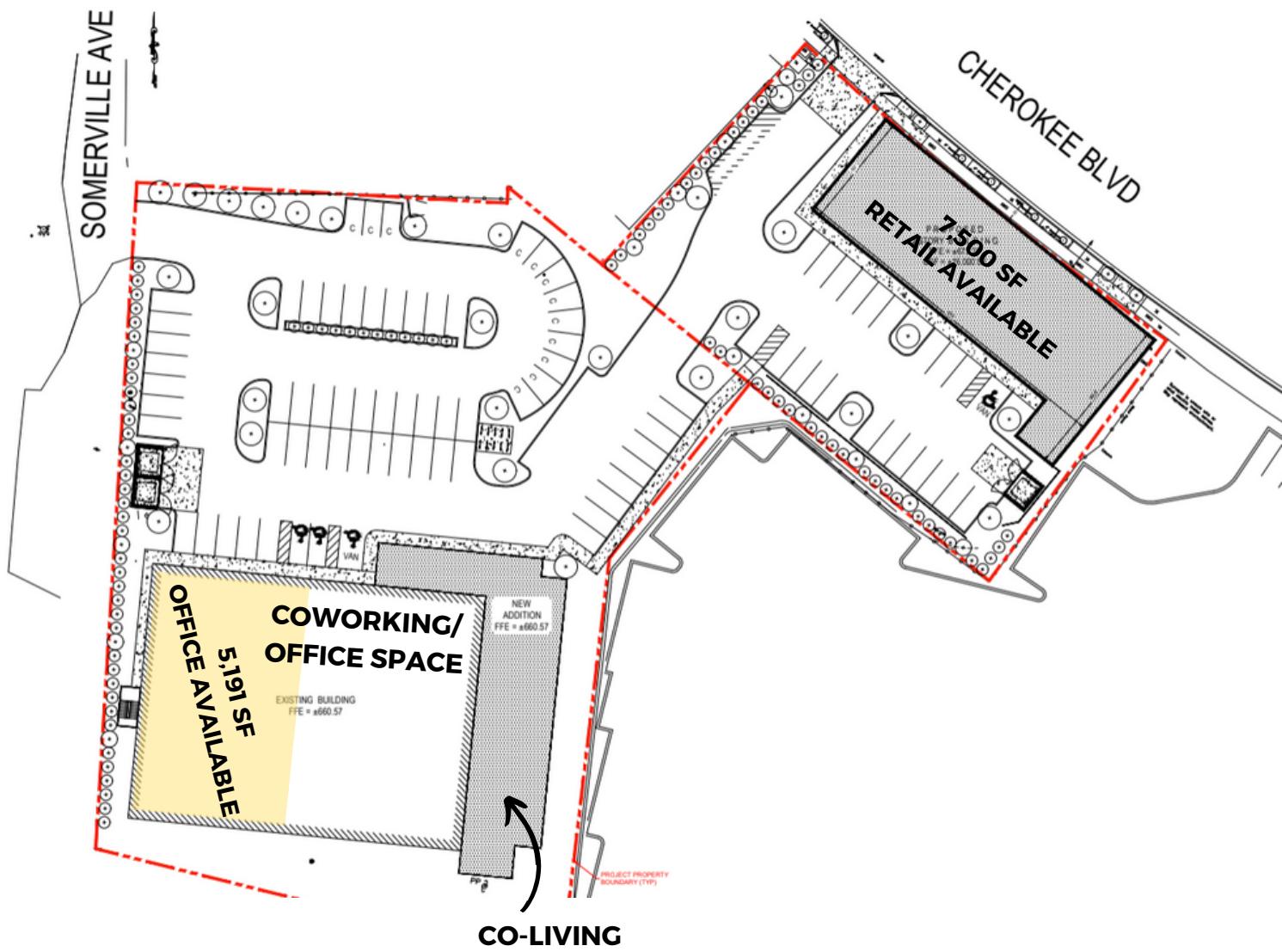
- 5,191 rentable sq ft available on the first floor of a new building with excellent frontage
- Downtown's highly popular area with abundant parking
- Located on 110 Somerville: AADT of 16,000 VPD
- Walking distance to Orange Theory Fitness, Publix, Chipotle, Whole Foods, Edley's BBQ, Rock Creek, and Starbucks as well as Coolidge Park and the Walnut Street walking bridge
- Existing tenants in development include coworking and coliving
- AADT - 39,930 VPD

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SITE PLAN



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2010 Population	5,148	37,030	101,013
2022 Population	7,623	48,760	116,361
Median Age	39.1	36.2	37.2
Households	1 Mile	3 Mile	5 Mile
2022 Households	3,563	21,512	48,860
2027 Projected Households	3,931	23,504	52,303
Average Household Income	\$93,422	\$74,502	\$69,037



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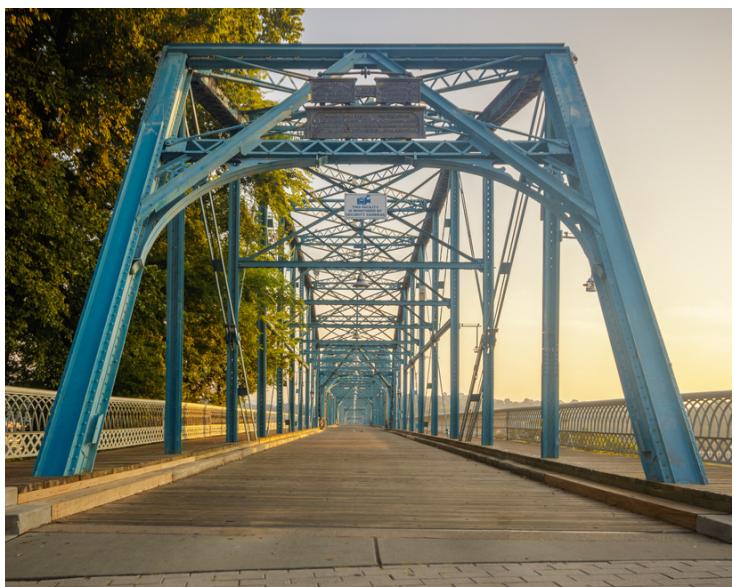
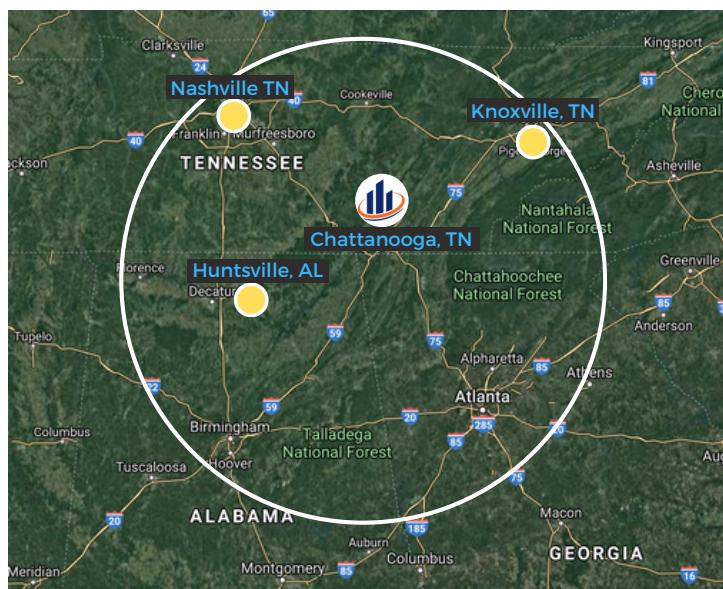
CHATTANOOGA ATTRACTIONS

Things to Do

- Night Fall
- Moon River Music Festival
- Riverbend Music Festival
- Iron Man
- Head of the Hooch
- Wine Over Water Festival
- MainX24

Places to See

- Southern Belle Riverboat
- Walnut Street Pedestrian Bridge
- Tennessee Aquarium
- Chattanooga Zoo
- High Point Climbing Facility
- The Lookouts Baseball Stadium
- Red Wolves Soccer Stadium





ABOUT THE BROKERS



KELLY FITZGERALD

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

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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.