

# SVN | RETAIL SPACE FOR LEASE



## RETAIL SPACE FOR LEASE

AVAILABLE SPACE: 44,049 SF | \$8/SF  
1600 E 23<sup>rd</sup> St | Chattanooga, TN 37404



SVN | Second Story Real Estate Management

**Kelly Fitzgerald**

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

**Chandler Hale**

Office: (423)-682-8241

Cell: (865)-804-8351

chandler.hale@svn.com

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9,266 VPD

44,049 SF

205 Parking Spots



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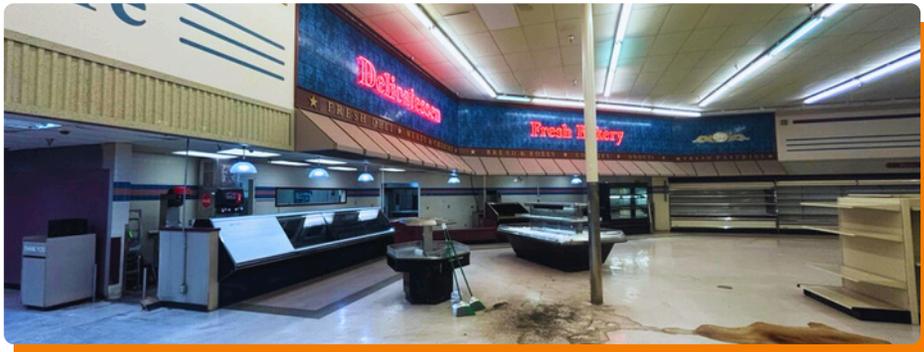
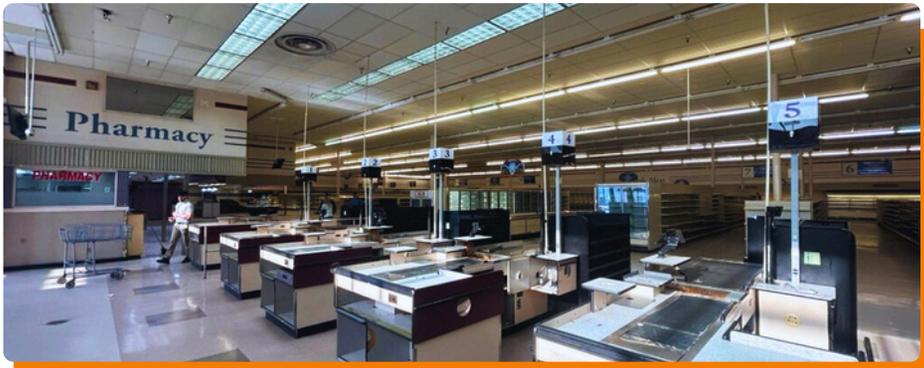
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## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2020 Population	7,507	64,969	134,034
2024 Population	8,500	73,252	144,219
2029 Projected Population	9,203	79,215	154,247
Median Age	31.6	34.7	37

Households	1 Mile	3 Mile	5 Mile
2020 Households	2,567	26,678	56,193
2024 Households	2,915	30,627	60,905
2029 Projected Households	3,163	33,267	65,328
Average Household Income 2024	\$58,156	\$64,364	\$69,541
Average Household Income 2029	\$60,385	\$66,201	\$70,631



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## ABOUT THE BROKERS



**Kelly Fitzgerald**  
Senior Vice President of  
Commercial Brokerage

 615.714.6378

 [kelly.fitzgerald@svn.com](mailto:kelly.fitzgerald@svn.com)

 [secondstory.properties](https://www.secondstoryproperties.com)

**Kelly Fitzgerald** is SVP 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 \$120 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.



**Chandler Hale**  
Senior Advisor

 865-804-8351

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**Chandler Hale** is a Senior Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.