



TURN KEY RESTAURANT SPACE FOR LEASE

Chattanooga, TN



CONTENTS

Property Summary	2
Site Aerial	3
Listing Highlights	4
Demographics	5
Market Overview	6
Brokers	7



PROPERTY SUMMARY

Located in the heart of downtown Chattanooga, surrounded by the beauty of the Appalachian Mountains and the Tennessee River, this space is truly turnkey, coming fully equipped with all restaurant necessities. It is within walking distance of some of Chattanooga's most popular hotels and tourist attractions and is only a few blocks away from the historic Chattanooga Choo Choo. This corner location on Market Street sees 11,198 (VPD) vehicles pass daily . The space has been occupied by one of Chattanooga's highest rated, high-end restaurants for the past 24 years. This 7,534SF space is easily divisible for multiple restaurant concepts. If you're looking for a well-known, highly visible turnkey restaurant location, this space is for you!



SITE AERIAL



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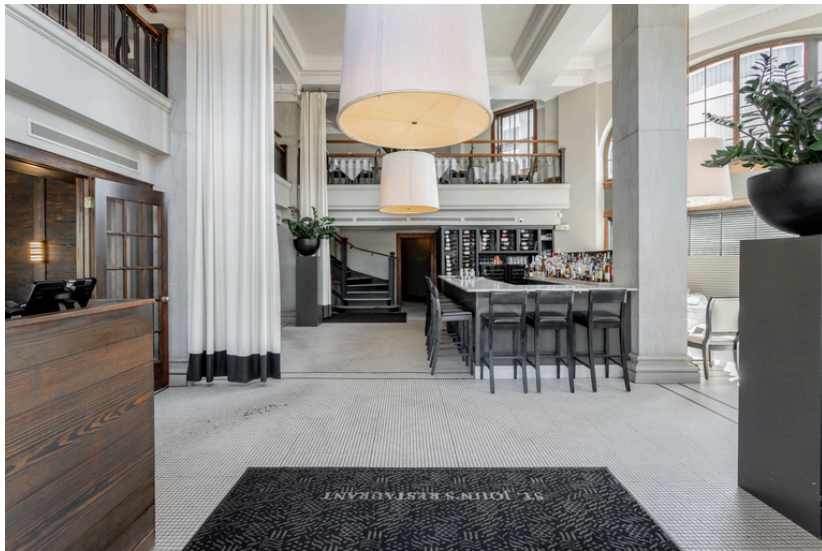


MARKET STREET (11,198 AADT)



Listing Highlights

- 1500 Gallon Grease Trap
- Imperial Frier
- Imperial Range and Stove
- Small work table between fryer and stove
- Large work table beside stove
- Prep cooler
- Water filling station/computer table
- All bar coolers
- 3-sink station
- Ice bin
- Existing bar construction and equipment
- 3 Imperial stoves and ranges, all built together to fit perfectly under the hood
- All heat lamps hanging from the ceiling
- 3 cooler stations positioned directly across from hotline stoves
- Coffee station table with built-in sink
- Dish pit and 3-sink station in the kitchen
- Food washing sink in the corner of the kitchen next to the hotline
- All hung shelves
- Built-in wait station behind the bar
- Storage shelves behind the bar
- Wine racks



DEMOGRAPHICS

POPULATION

	1 MILES	3 MILES	5 MILES
2020 Population	11,068	50,738	119,244
2024 Population	13,943	59,118	129,671
2029 Projected Population	15,332	64,289	139,280
Median Age	30.6	34	36.4

HOUSEHOLD CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020 Households	5,184	21,387	50,664
2024 Households	6,881	25,469	55,535
2029 Household Projection	7,630	27,831	59,830

INCOME CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
Average Household Income 2020	\$75,899	\$72,757	\$72,162
Average Household Income 2024	\$92,574	\$94,282	\$91,433

MARKET OVERVIEW

Chattanooga, TN has a population of 562,647 and is the fourth largest city in the state (after Nashville, Memphis and Knoxville). It is the second fastest growing city (second to Nashville) with a population growth rate of 0.98%. Its population has increased by 9.82% since census recorded the population in 2010. Since 2011, Chattanooga and Hamilton County has celebrated over 60 business expansions resulting in 11,686 new jobs and more than \$2 billion in capital investment.

Within Chattanooga's downtown there is currently over \$1.5 Billion Dollars of investment including hotels, athletic stadiums, performing arts venues and more.

With affordable office space and utilities -- plus the least expensive gigabit-per-second Internet service in the country -- Chattanooga makes doing business affordable. In fact, a recent ranking by SmartAsset found the estimated first-year costs for running a business in Chattanooga are about half of that in Silicon Valley.

The city has won numerous national awards for outstanding "livability" and nine Gunther Blue Ribbon Awards for excellence in housing and consolidated planning. Public art experts chose the Passageways 2.0 City Thread among 50 outstanding public art projects created in 2018 through the Public Art Network Year in Review program, a national program that recognizes compelling art. It has been profiled by US Airways Magazine as a place to see.



BROKERS

John is a Commercial Real Estate Advisor with over 8 years of experience in sales, recruiting and marketing. He has a strong entrepreneurial spirit and a passion to help others create and grow their visions. When he is not working, John is usually cooking, playing golf and spending time with his family. John loves to explore new places and meet new people. He is always open to learning about opportunities and giving advice where I can. Please feel free to reach out.

Hunter's expertise includes investment sales and leasing shopping centers. He has worked with many sellers and landlords throughout the southeast in selling or leasing over one million total square feet. He won the CoStar Power Broker award each year from 2020 to 2022 in the retail sector. In 2023, Hunter won SVN's prestigious President's Circle award by being ranked as one of the top fifteen SVN advisors out of over 2,000 nationwide. In 2024, he was also awarded CREXi's Platinum Broker award. Hunter maintains strong tenant relationships representing several national tenants throughout Georgia and Tennessee. Hunter's knowledge of leasing as well as capital markets make him a true asset for a shopping center owner.



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