



PRIME RESTAURANT SPACE FOR LEASE



RESTAURANT SPACE FOR LEASE

AVAILABLE SPACE: 3,081 - 3,948 SF | 2 Available spaces

1620 Riverfront Pkwy | Chattanooga, TN 37408



SVN | Second Story Real Estate Management

Kelly Fitzgerald

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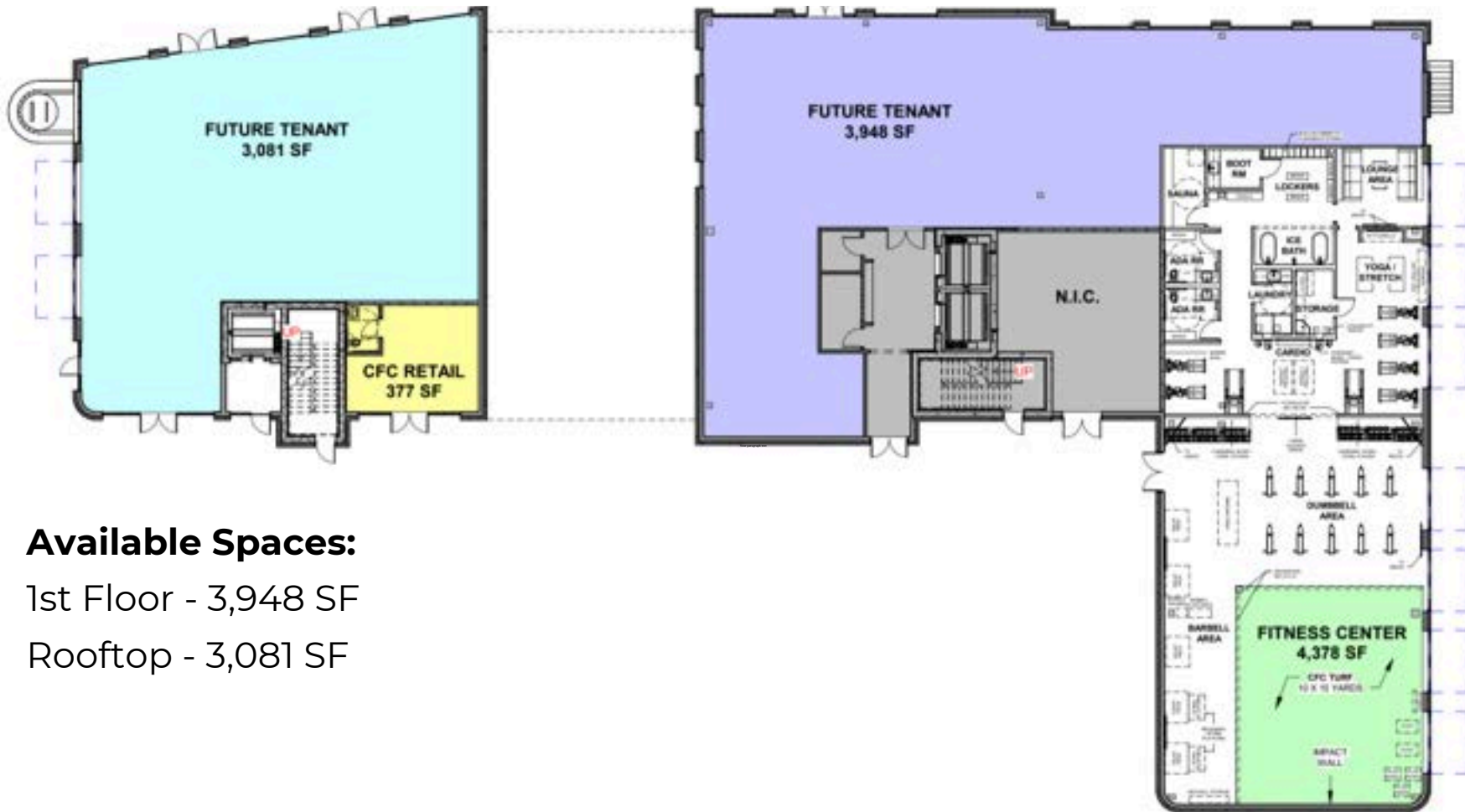
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FLOORPLAN

RIVERFRONT PARKWAY



Available Spaces:

1st Floor - 3,948 SF

Rooftop - 3,081 SF

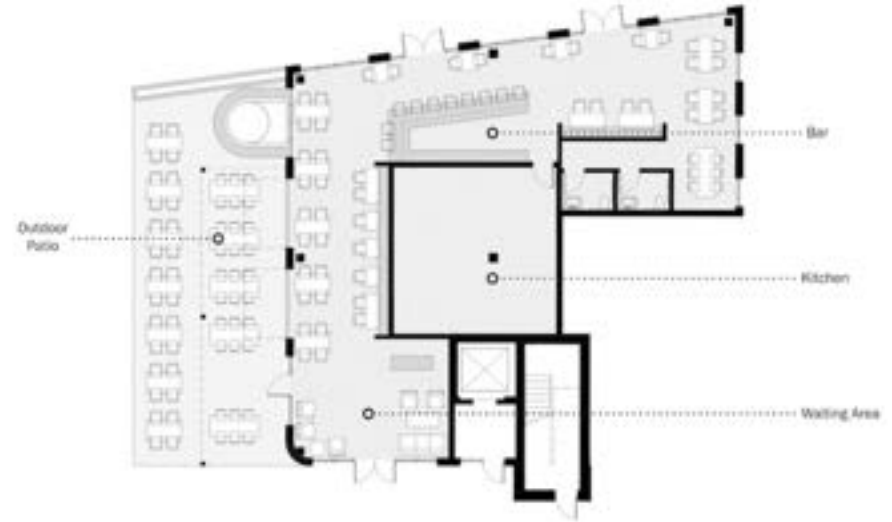
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SITE PLAN



FIRST FLOOR



ROOFTOP



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*Rendering for representational purposes and is subject to change

1620 Riverfront Parkway will house the CFC players, team offices, and retail spaces. This project aims to revitalize the Southside of Chattanooga and create a vibrant destination for the community.

This is an Ideal opportunity for an experience operator with a strong brand brand to cater to both CFC fans and the broader Chattanooga community.

Highlights:

- Iconic Building with ample patio space
- Walking distance to Finley Stadium
- Proximity to I-24 & Hwy 27
- Located in the growing Southside area
- 2 miles from new Lookouts stadium
- Opportunity to be a vital part of the CFC community
- Existing restaurant infrastructure



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2020 Population	6,443	43,370	106,837
2024 Population	8,175	50,531	117,490
2029 Projected Population	8,998	54,951	126,428
Median Age	38	34.3	36.1

Households	1 Mile	3 Miles	5 Miles
2020 Households	3,809	18,786	45,371
2024 Households	4,900	22,419	50,367
2029 Projected Households	5,411	24,506	54,374
Average Household Income 2024	\$72,397	\$77,175	\$74,784



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ABOUT THE BROKERS



Kelly Fitzgerald
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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 \$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
Associate Advisor

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Chandler Hale is an Associate 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.