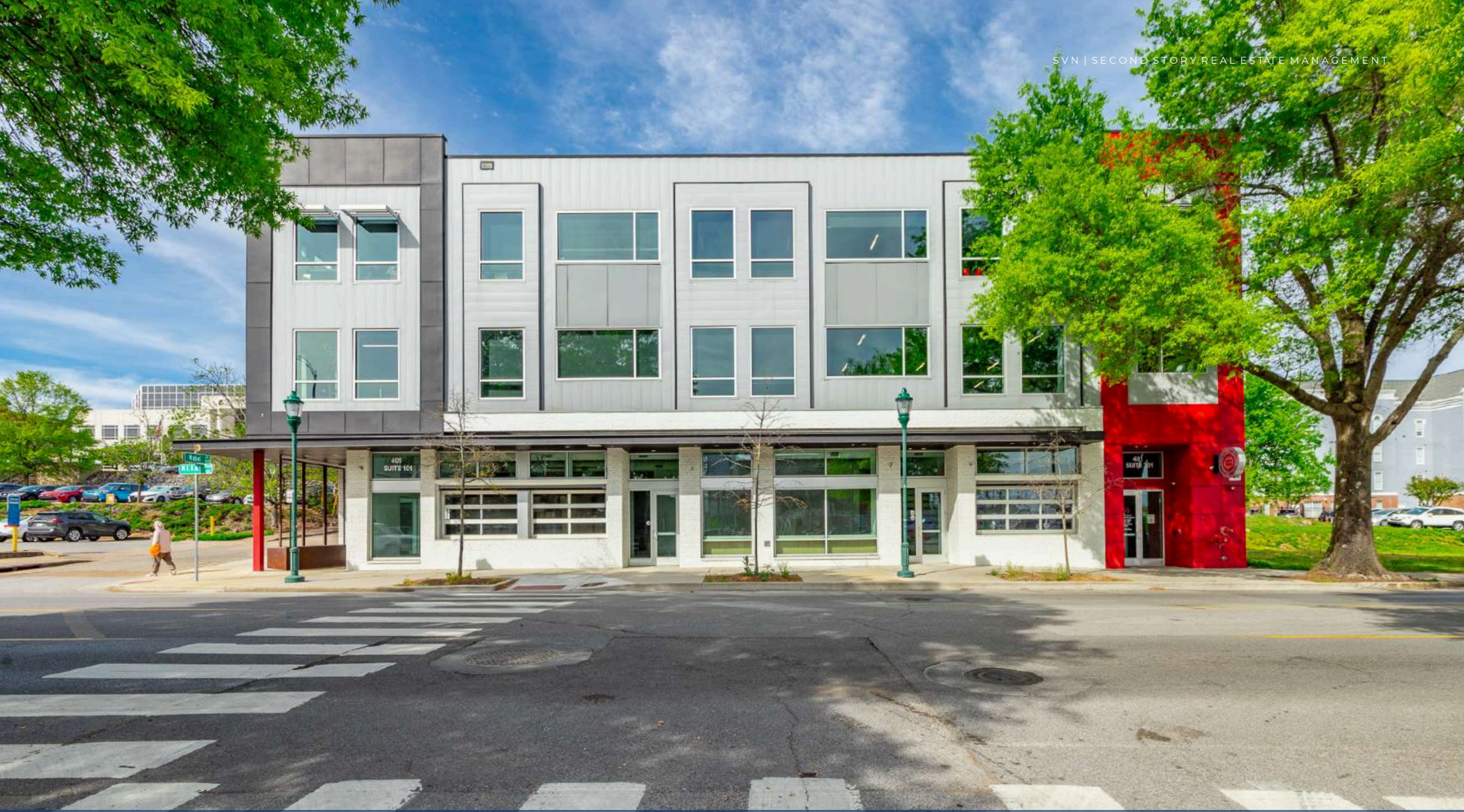




3,600 SF RETAIL SPACE | FOR LEASE

401 E M L King Blvd | Chattanooga, TN 37403



SVN | Second Story Real Estate Management

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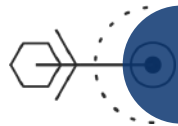
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Nick Petras

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HIGHLIGHTS

Available Space: 3,600 SF
Property Type: Retail / Office
Term: Negotiable
Lease Rate: \$21/SF/YR NNN

HIGHLIGHTS

- **Prime Corner Visibility:** Situated at a high-traffic intersection with prominent signage opportunities.
- **Historic Charm, Modern Potential:** High ceilings and large storefront windows that provide abundant natural light.
- **Walkable Location:** Seconds away from local favorites like Oddstory Brewing Co., Champy's, and Miller Park.
- **Strategic Proximity:** Easy access to UTC campus, Erlanger Hospital, and the Innovation District.

PROPERTY OVERVIEW

Located in the heart of Chattanooga's vibrant MLK District, this prime corner location offers exceptional visibility and high foot traffic. This versatile space is ideal for a flagship restaurant, a modern retail storefront, or a creative office environment looking to tap into the energy of downtown



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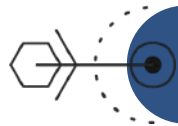
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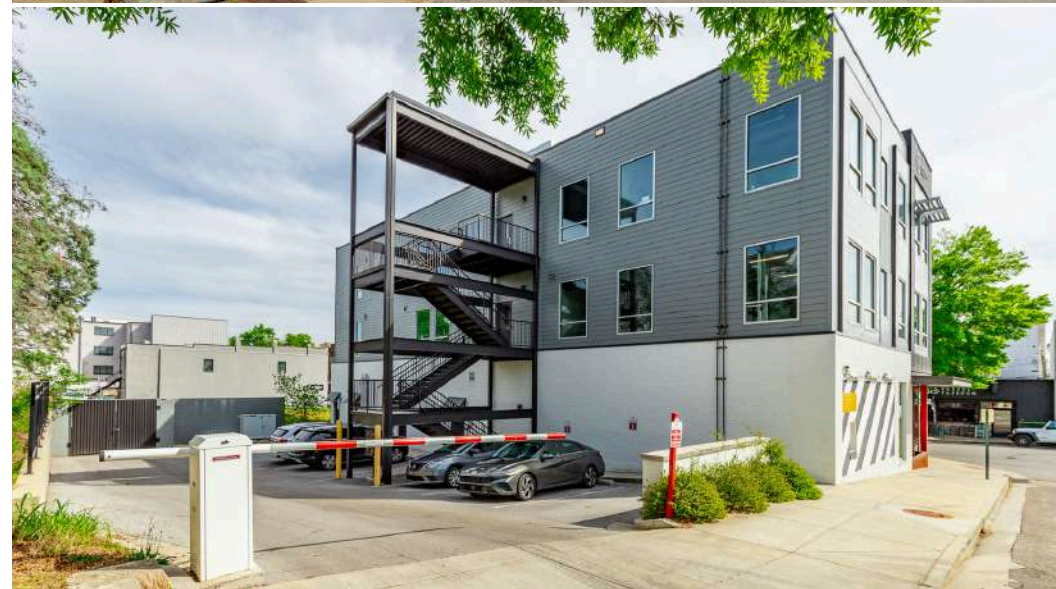
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PROPERTY PHOTOS

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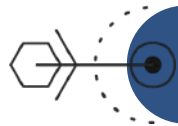
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INTERIOR PHOTOS

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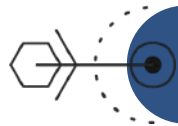
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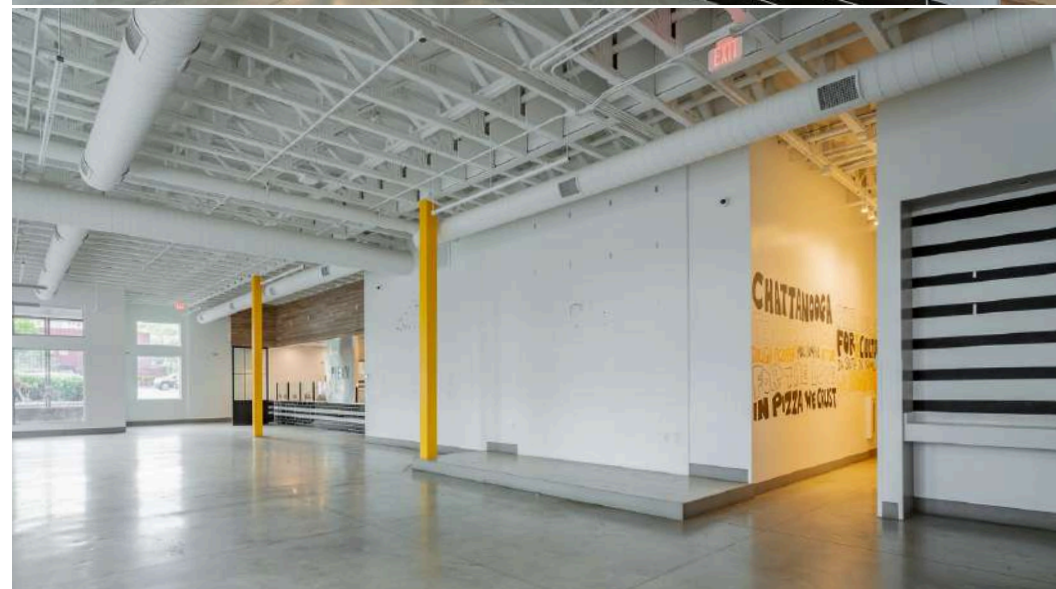
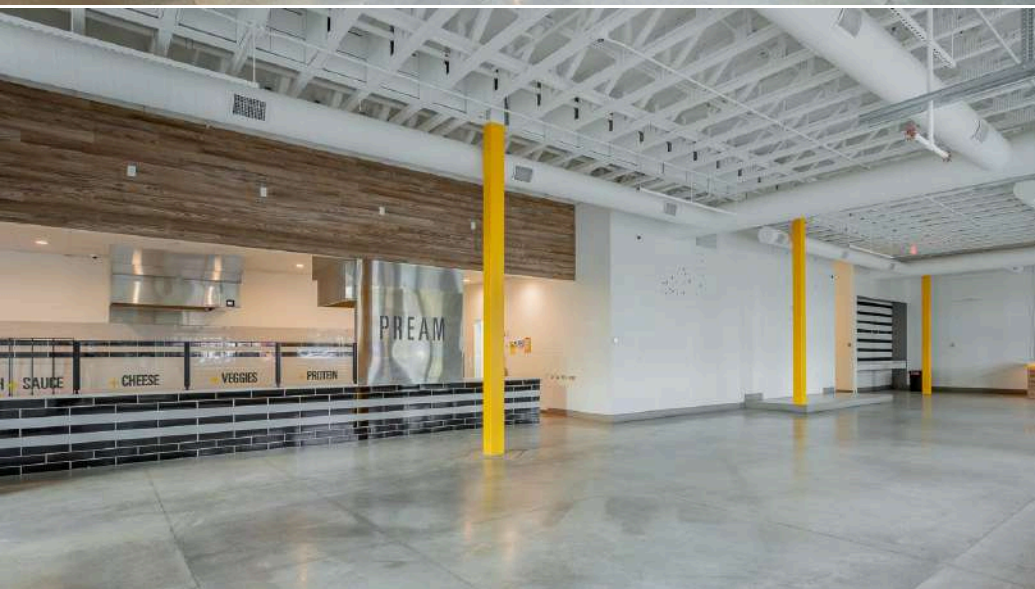
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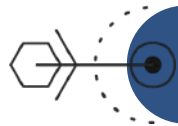
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SITE MAP

MCKENZIE
ARENA

SVN | SECOND STORY REAL ESTATE MANAGEMENT



Chattanooga



UC Foundation
Apartments



Stophel Dorm

University
Guerry Student
Dormitory

40th ML King Blvd

10-Min Walk to UTC Student Housing

THE UNIVERSITY OF TENNESSEE
CHATTANOOGA

WAREHOUSE
ROW



THE
HOTEL CHALET
at The Choo Choo



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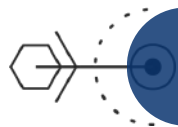
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DEMOGRAPHICS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population	11,598	51,298	120,656
2025 Population	13,494	59,508	132,855
2030 Projected Population	14,441	63,649	140,641
Median Age	31.4	34.7	37.1

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Households	5,260	21,869	51,411
2025 Households	6,355	25,621	56,832
2030 Household Projection	6,857	27,496	60,304

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
Average Household Income 2020	\$72,173	\$69,639	\$69,454
Average Household Income 2025	\$88,878	\$87,278	\$84,935
Projected Average Household Income 2030	\$91,688	\$89,562	\$86,924



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THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



BROKERS

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.

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, **Nick** prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.



Chandler Hale
Senior Advisor

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Commercial Advisor

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