

FOR SALE PRIME RETAIL IN DOWNTOWN CHATTANOOGA



FOR SALE: 200 MARKET ST, CHATTANOOGA, TN 37402

AVAILABLE: 7,660 SF building | ± 0.28 acres



SVN | Second Story Real Estate Management

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LISTING HIGHLIGHTS

- **Rare Downtown Asset:** Market Street is one of Chattanooga's most prominent commercial corridors.
- **Flexible Zoning:** Zoning is **D-SH-6** in front and **D-RA-4** in the rear. Supports a wide range of uses including retail, restaurant, office, and potential residential conversion. Front portion of the building can be built up to 6 stories, while back can be built up to 4.
- **Appreciating Market:** Downtown Chattanooga continues to experience strong rental growth and rising demand for quality retail and office space.
- **Value-Add Opportunity:** Ideal for investors seeking value through redevelopment or re-tenanting

Offering Price: UNDISCLOSED

Building Size (SF): 7,660

Lot Size (Acres): 0.28



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LOCATION HIGHLIGHTS

- **Prime Downtown Location:** Situated at the corner of Market Street and 2nd Street, the property enjoys heavy foot traffic and vehicular exposure in one of Chattanooga's most vibrant districts.
- **Nearby Attractions:** Steps from the Tennessee Aquarium, Chattanooga Riverwalk, Hunter Museum of American Art, and popular hotels including The Edwin and Marriott.
- **Walkable & Connected:** Surrounded by restaurants, retailers, office towers, and cultural destinations, this property benefits from strong pedestrian engagement and public transit access.
- **Strong Demographics:** Downtown Chattanooga has seen a surge in residential and commercial development, driven by tech-sector growth, tourism, and an expanding population base.

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024	12,146	52,666	122,849
2029 Projected	13,350	57,294	132,337
Median Age	33.8	34.4	36.2
Households	1 Mile	3 Mile	5 Mile
2024	6,237	23,886	53,241
2029 Projected	6,926	26,104	57,540
Income	1 Mile	3 Mile	5 Mile
2024 Average Household	\$79,450	\$78,964	\$73,773
2029 Projected Household	\$81,167	\$79,609	\$74,809



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ABOUT CHATTANOOGA

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.



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BROKERS

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 \$150 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 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.



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