



RETAIL PROPERTY FOR LEASE

ST. ELMO CENTRAL

3801 Tennessee Avenue, Chattanooga, TN 37409

representative photo

KEVIN TRUJILLO

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Baker Storey McDonald
 **Properties**

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PROPERTY DESCRIPTION

Located in Chattanooga's historic St. Elmo neighborhood, 3801 Tennessee Avenue sits at the base of Lookout Mountain and serves as the community's primary retail hub.

PROPERTY HIGHLIGHTS

- +/- 2,100 SF space available in Club 4 Fitness anchored center
- Located in near affluent Lookout Mountain community with over \$98,000 per household
- Located nearby Chattanooga Christian School (1,400+ students)
- Less than 0.5 miles to I-24 and less than 2 miles to Downtown Chattanooga



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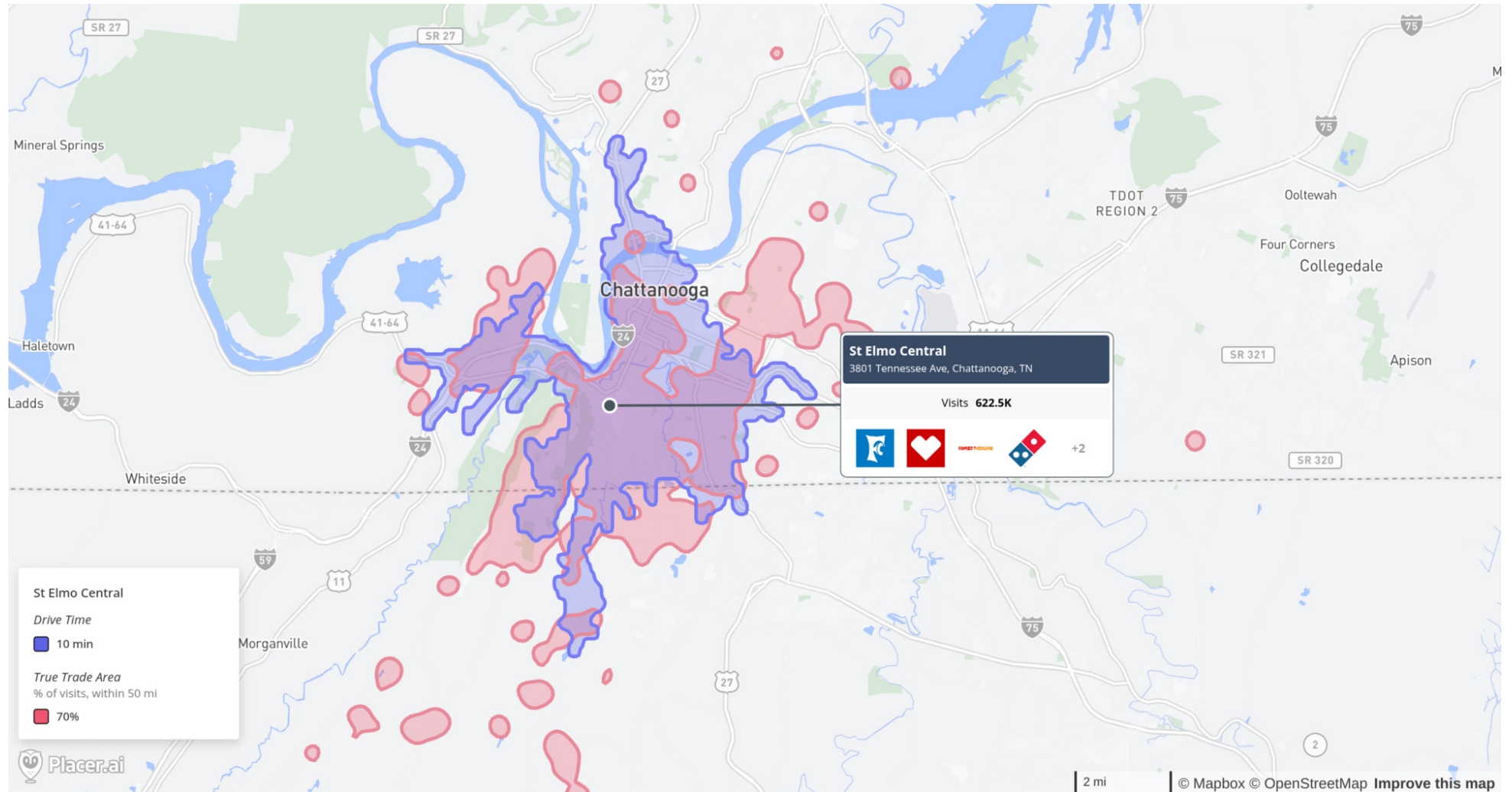
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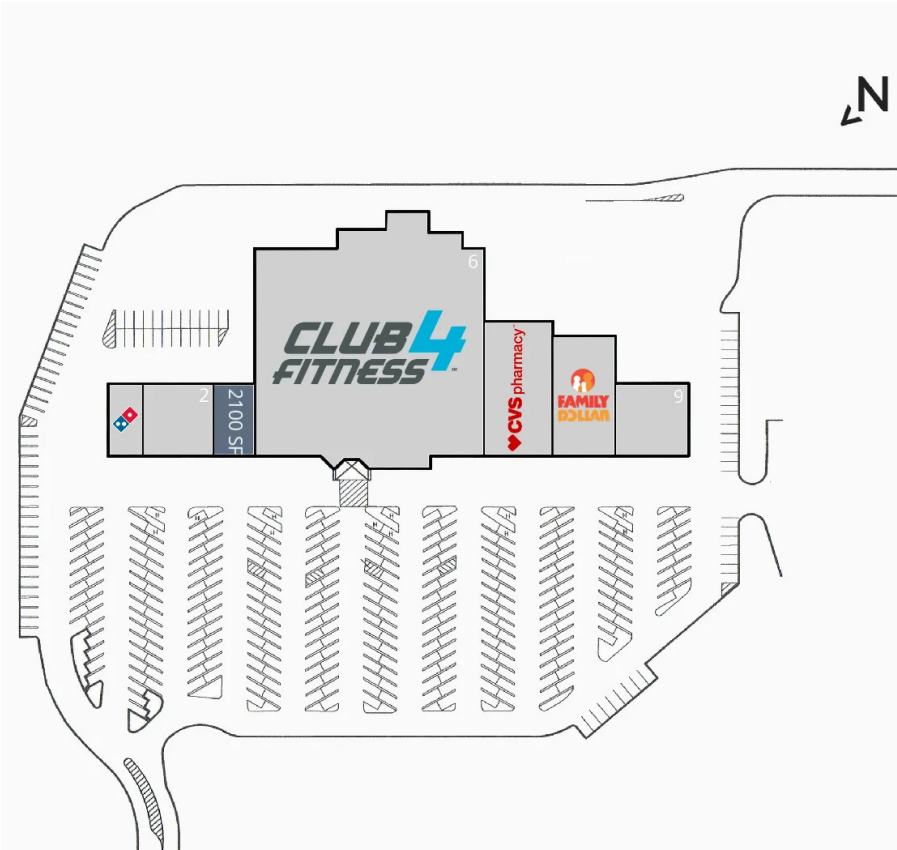
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AVAILABLE SPACES

SUITE	TENANT	SIZE
1	Domino's Pizza	1,637 SF
2	Erlanger Health Systems	6,028 SF
3-4	Available	2,100 SF
6	Club 4 Fitness	44,984 SF
7	CVS/Pharmacy	8,450 SF
8	Family Dollar #2645	9,450 SF
9	Fabric Care Laundry	2,350 SF

LEGEND

Available

Unavailable

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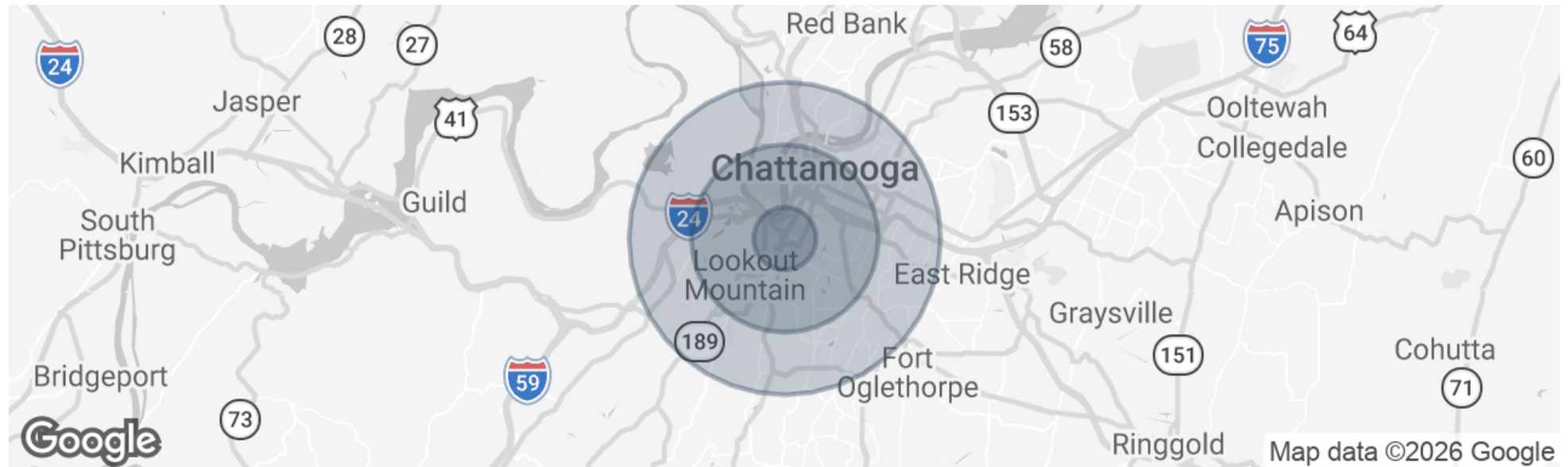
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,122	41,778	104,311
Average Age	37	36	39
Average Age (Male)	35	36	38
Average Age (Female)	39	37	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,736	16,881	43,221
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$55,287	\$76,180	\$79,919
Average House Value	\$243,439	\$360,123	\$336,840

2020 American Community Survey (ACS)

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