



RETAIL / OFFICE SPACE FOR LEASE OR PURCHASE



**Rendering for representational purposes and is subject to change*

RETAIL / OFFICE SPACE FOR LEASE OR PURCHASE

AVAILABLE SPACE: 963 - 2,355 SF | 4 Available spaces

1939 Central Ave | Chattanooga, TN 37408



SVN | Second Story Real Estate Management

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CENTRAL CROSSING

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FLOORPLAN DESIGN

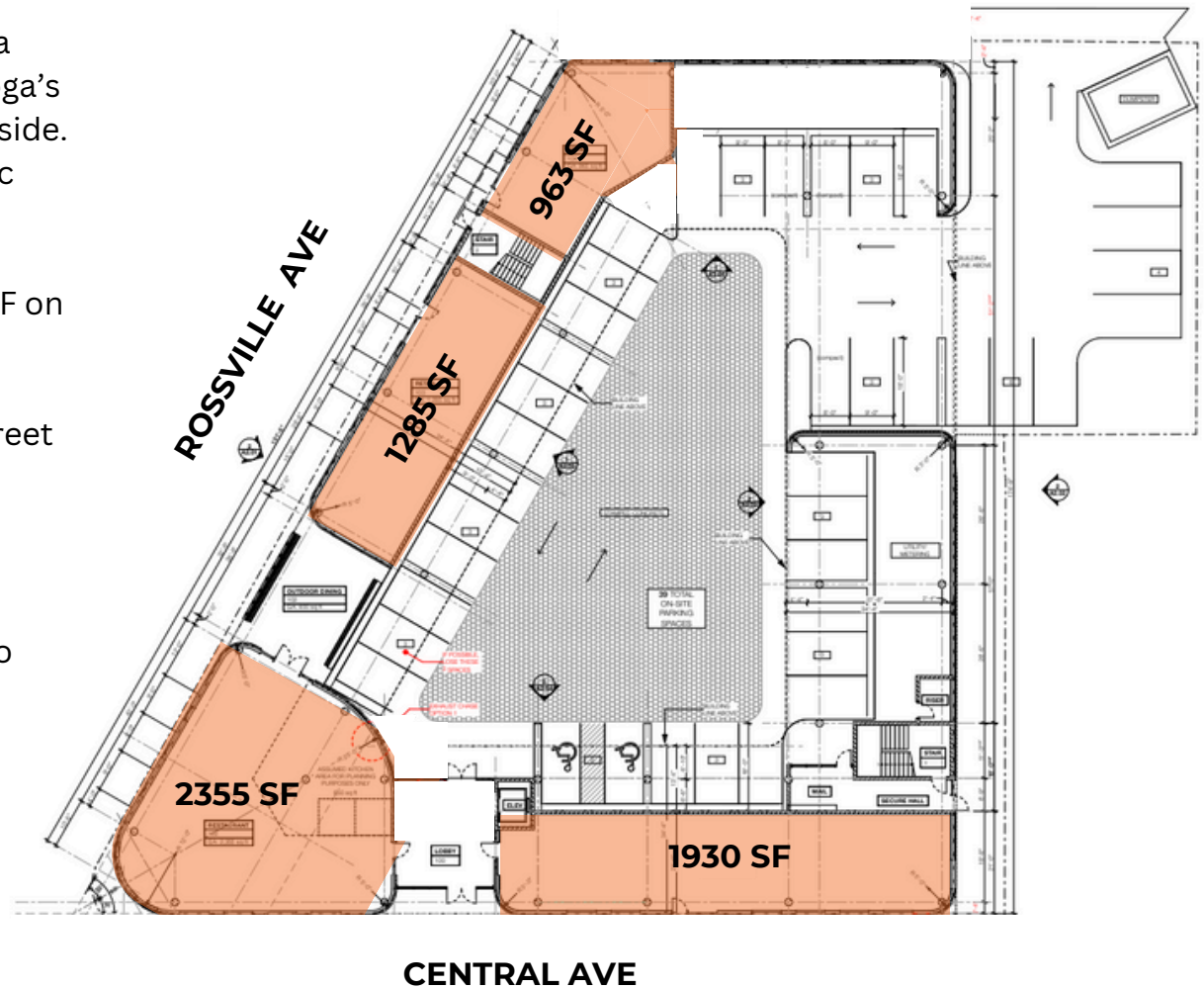
This unique property is being developed in a prominent and upcoming area in Chattanooga's most sought after neighborhood, the Southside. Central Crossing is sure to be the next iconic building in Chattanooga's landscape.

With three spaces available totaling 6,533 SF on the bottom floor of this unique mixed use building, the opportunities here are above exceptional. Parking is available both on street and onsite which is rare in this urban neighborhood.

The building will also include 32 unique residential units geared towards people who enjoy urban living and all it has to offer.

Available Spaces:

- Suite 101 - 1,930 SF
- Suite 102 - 2,355 SF
- Suite 103 - 1,285 SF
- Suite 104 - 963 SF



1 FIRST FLOOR PLAN
A1.01 SCALE: 3/32" = 1'-0"

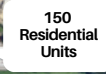
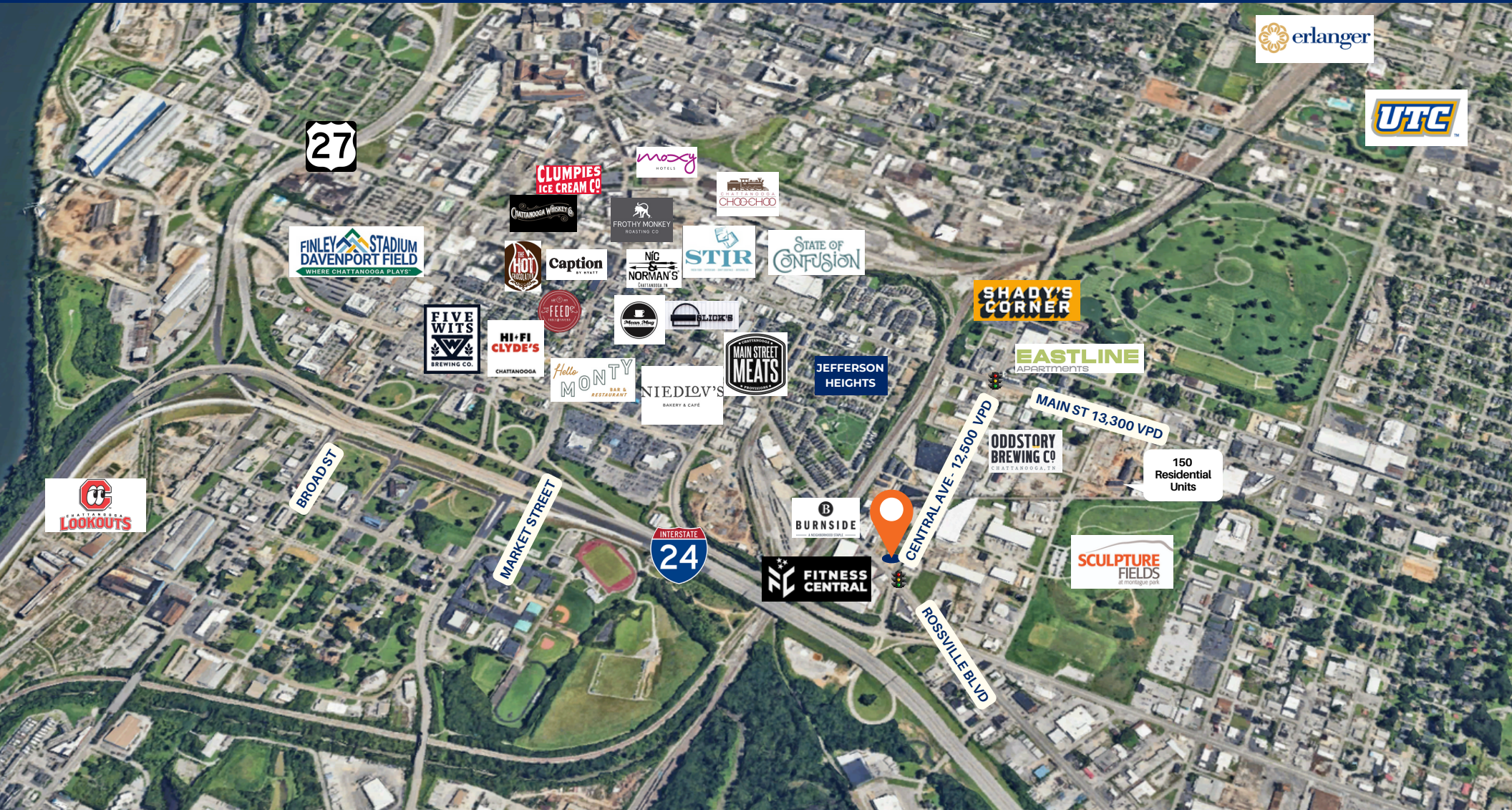


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DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|--------|--------|---------|
| 2024 Population | 5,619 | 60,404 | 130,877 |
| 2029 Projected Population | 5,979 | 63,859 | 134,631 |
| Median Age | 33.6 | 33 | 35.4 |

| Households | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|----------|-----------|
| 2024 Households | 5,206 | 35,763 | 69,084 |
| 2029 Projected Households | 5,528 | 37,334 | 71,552 |
| Average Household Income 2024 | \$105,201 | \$80,601 | \$86,735 |
| Average Household Income 2029 | \$123,588 | \$94,831 | \$101,515 |



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CENTRAL CROSSING



ABOUT THE BROKERS



Kelly Fitzgerald
Vice President of
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 [secondstory.properties](https://www.secondstoryproperties.com)

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.



Hunter Myers
Director of Retail

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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.