



## 401 E Martin Luther King Blvd.

Chattanooga, TN 37402

### Property Highlights

- 2nd Generation Restaurant - Former Pizzeria.
- Ample street frontage with roll-up seating windows.
- Walk-Up to-go window.
- Open seating area with a bar.

### Property Description

Located at the corner of Mabel St and Martin Luther King Blvd., on the edge of the University of Tennessee Chattanooga, this property is a prime location for a restaurant or retail user.

The property is walking distance from the University of Tennessee Chattanooga, student housing, nearby apartments and downtown Chattanooga.

**LEASE RATE: \$23.00 PSF**



YEAR BUILT:	2022
NNN COST:	\$5.25 PSF
ZONING:	U-SH-3

For more information:

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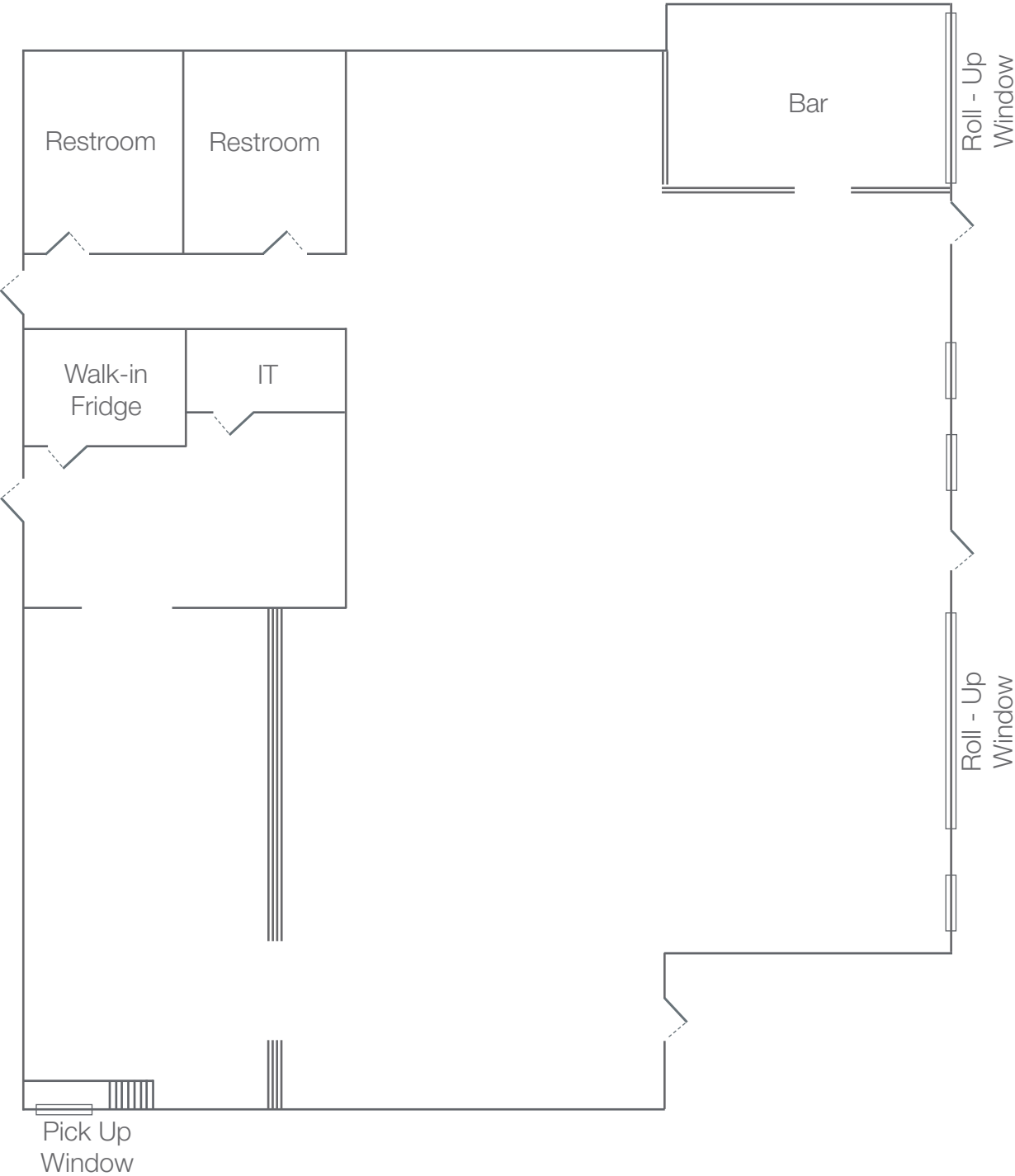
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# FLOOR PLANS

401 E. Martin Luther King Blvd.

\* Not to Scale



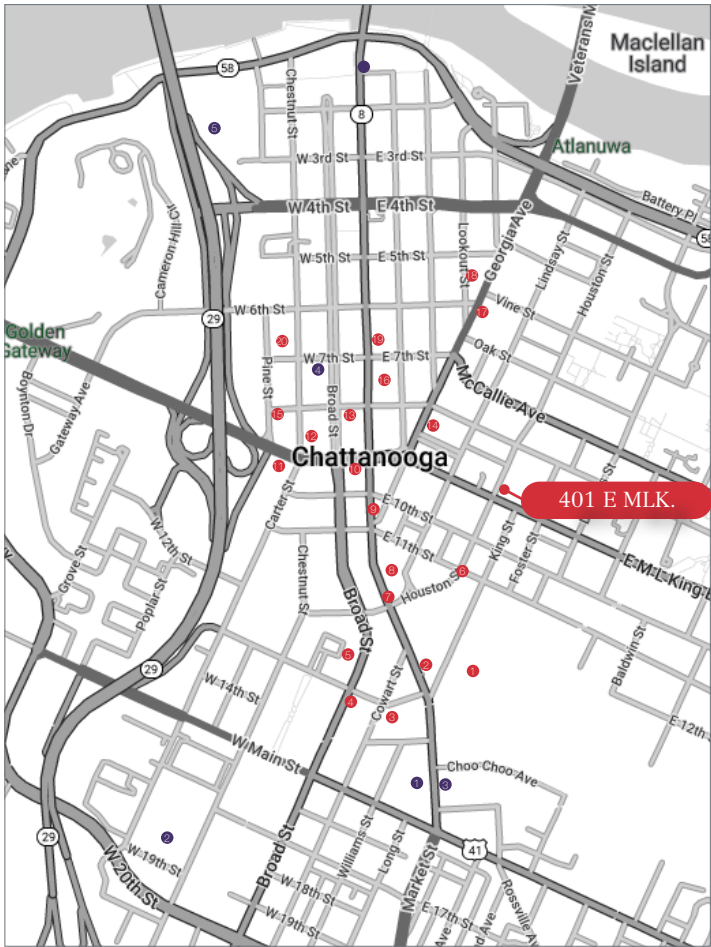
# PROPERTY PHOTOS

401 E. Martin Luther King Blvd.



# AMENITIES MAPS

401 E. Martin Luther King Blvd.



## Amenities

### FOOD/BEVERAGES

- 1 Goodfellas Pizzeria
- 2 St. John's
- 3 Urban Stack
- 4 Southern Star
- 5 FORGE at The Chattanooga Hotel
- 6 Tokyo Chattanooga
- 7 Public House Restaurant
- 8 Tupelo Honey Southern Kitchen
- 9 Pickel Barrel
- 10 Jimmy John's
- 11 City Cafe Dinner
- 12 The Read House
- 13 Mexiville
- 14 Jack Brown's Beer & Burger Joint
- 15 Old Gilman Grill
- 16 Unknown Caller
- 17 Six18 Restaurant & Lounge
- 18 Universal Joint
- 19 Cadence Coffee Company
- 20 The Walden Club

### TOURISIM

- 1 Chattanooga Whiskey Experimental Distillery
- 2 Finley Stadium
- 3 Chattanooga Choo Choo
- 4 Tivoli Theater
- 5 AT&T Field
- 6 Tennessee Aquarium



# EMPLOYER MAP

401 E. Martin Luther King Blvd.

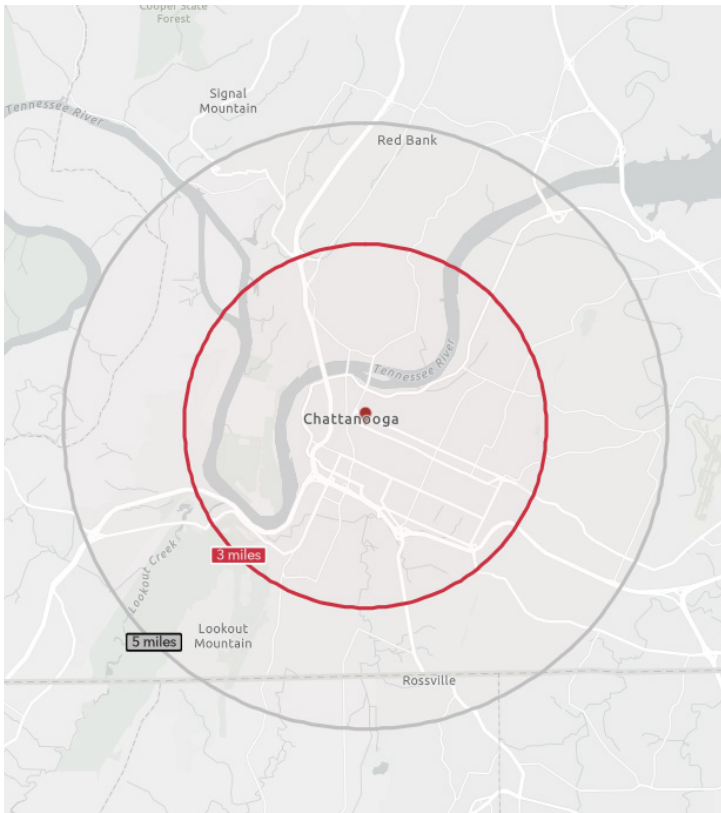


Company	Product/Service	Full-Time Emps.	Part-Time Emps.
•BlueCross BlueShield of Tennessee	Health Care Financing	6,607	14
•Hamilton County Schools	Elementary & Secondary Schools	5,597	703
•Erlanger Health System	Health System	5,519	1,461
Volkswagen Group of America Chattanooga Operations, LLC	Mfr. Automobiles	5,275	
Tennessee Valley Authority	Utility - Electric Service	3,901	13
CHI Memorial	Health Care	3,634	1,107
•McKee Foods Corporation	Mfr. Cakes & Cookies	3,300	196
•Unum Group	Insurance	2,685	
Roper Corporation	Mfr. Cooking Products	2,500	
•City of Chattanooga	Government	2,343	253
Amazon.com Services LLC	Distribution Center	2,331	1,027
•Hamilton County Government	Government	1,931	164
Cigna HealthCare	Health Services	1,569	12
The University of TN at Chattanooga	University	1,422	20
Parkridge Medical Center, Inc.	Health Care - Hospital	1,246	637
Pilgrim's Pride Corporation	Poultry Producer, Processor	1,160	
•U.S. Xpress Enterprises, Inc.	Transportation Services	862	6
•North American Credit Services, Inc.	Collection of Healthcare Receivables	805	10
•Miller Industries Towing Equipment, Inc.	Mfr. Towing Equipment	794	13
Kenco Group	Supply Chain Solutions, 3rd Party Logistics (3PL)	776	
•EPB	Electric Power & Fiber Optics Internet, TV & Phone	707	
Sanofi Consumer Health Care	Mfr. Health & Beauty Products	703	147
•Southern Champion Tray	Mfr. Folding Cartons	647	20
•Humanist Hospitality LLC	Lodging	638	397
HomeServe USA	Emergency Repair Plan Services	637	
Gestamp Chattanooga - Plant I	Auto Metal Stamping & Welded Assemblies	635	
Schnellecke Logistics USA, LLC	Logistics Services; Warehousing, Transportation, Contract Service, Kitting, JIS/JIT Services	633	
•Galen Medical Group	Medical Physicians Network	589	79
Chattanooga Coca-Cola Bottling Co. UNITED, Inc./ United Packers	Mfr. Soft Drinks (Bottles & Cans)	576	
•Chattanooga State Community College	Two Year State College	575	11
TN State Department of Transportation	Government, Transportation	575	
•Lawson Electric Company	Electrical Contractors & Engineers	510	
Plastic Omnium Auto Exteriors, LLC	Mfr. Automotive Exterior Components	487	
•Tennessee Valley Federal Credit Union	Federal Credit Union	486	49
•Center For Sports Medicine & Orthopaedics	Medical Group Practice	458	54
Mueller Co.	Mfr. Gate Valve & Iron Foundry	450	
Sese Industrial Services US Corp.	Finished Vehicle Logistics, Freight Transportation, Warehouse Solutions & Industrial Services	442	38
•The Health Center at Standifer Place	Long Term Skilled Care	435	207
West Star Aviation	Aircraft Maintenance	423	

•Locally owned and/or headquartered

# KEY DEMOGRAPHICS

401 E. Martin Luther King Blvd.



## KEY FACTS - 5 MILES

**123,355**  
Population

**35.7**  
Median Age



**\$58,786**

Median Household  
Income



**\$38,963**

Per Capita Income



**\$87,788**

Median Net Worth

<b>Population</b>	<b>3 mile</b>	<b>5 mile</b>
2024 Population	53,959	123,355
2029 Population	57,563	127,122
Median Age	33.1	35.7
<b>Household</b>	<b>3 mile</b>	<b>5 mile</b>
2024 Households	23,393	53,186
Average Household Income	\$91,505	\$90,268