

FOR LEASE



325 Cherokee Blvd | Chattanooga, TN 37421

**PRIME NORTH SHORE 2ND GEN
RESTAURANT AND OFFICE SPACE**

SVN | Second Story Real Estate Management

Kelly Fitzgerald

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LEASING DETAILS

1st Floor

Space Available: 3,761 SF
Space Use: 2nd Gen Restaurant

Suite 201

Space Available: 3,669 SF
Space Use: Office



PROPERTY SUMMARY

Position your business in the absolute heart of Chattanooga's vibrant, high-traffic **North Shore** district. Originally built in 1950 and extensively renovated with a modern aesthetic, this versatile multi-tenant property offers unparalleled visibility, excellent walkability, and a rare downtown perk: dedicated on-site parking.

Located seconds from **Highway 27** and steps from Renaissance Park, Whole Foods, and the Walnut Street Bridge, your team and clients will love being surrounded by the area's best boutiques, popular eateries, and bustling commerce.

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HIGHLIGHTS

- **Layout:** Modern open-concept floor plan with private offices, a kitchenette, and a dedicated restroom.
- **Natural Light:** Large windows offering excellent views of Cherokee Blvd and plenty of afternoon sun.
- **Accessibility:** Elevator and stair access available; ADA compliant.
- **High Visibility:** Situated on a primary North Shore artery with high daily vehicle counts.
- **Walkability:** Steps away from Renaissance Park, Whole Foods, and the Walnut Street Bridge.
- **Parking:** Dedicated on-site parking for tenants with additional street parking for clients.
- **Local Neighbors:** Join a community of successful businesses including Mean Mug Coffeehouse, Cashew, and various professional firms.

1st Floor



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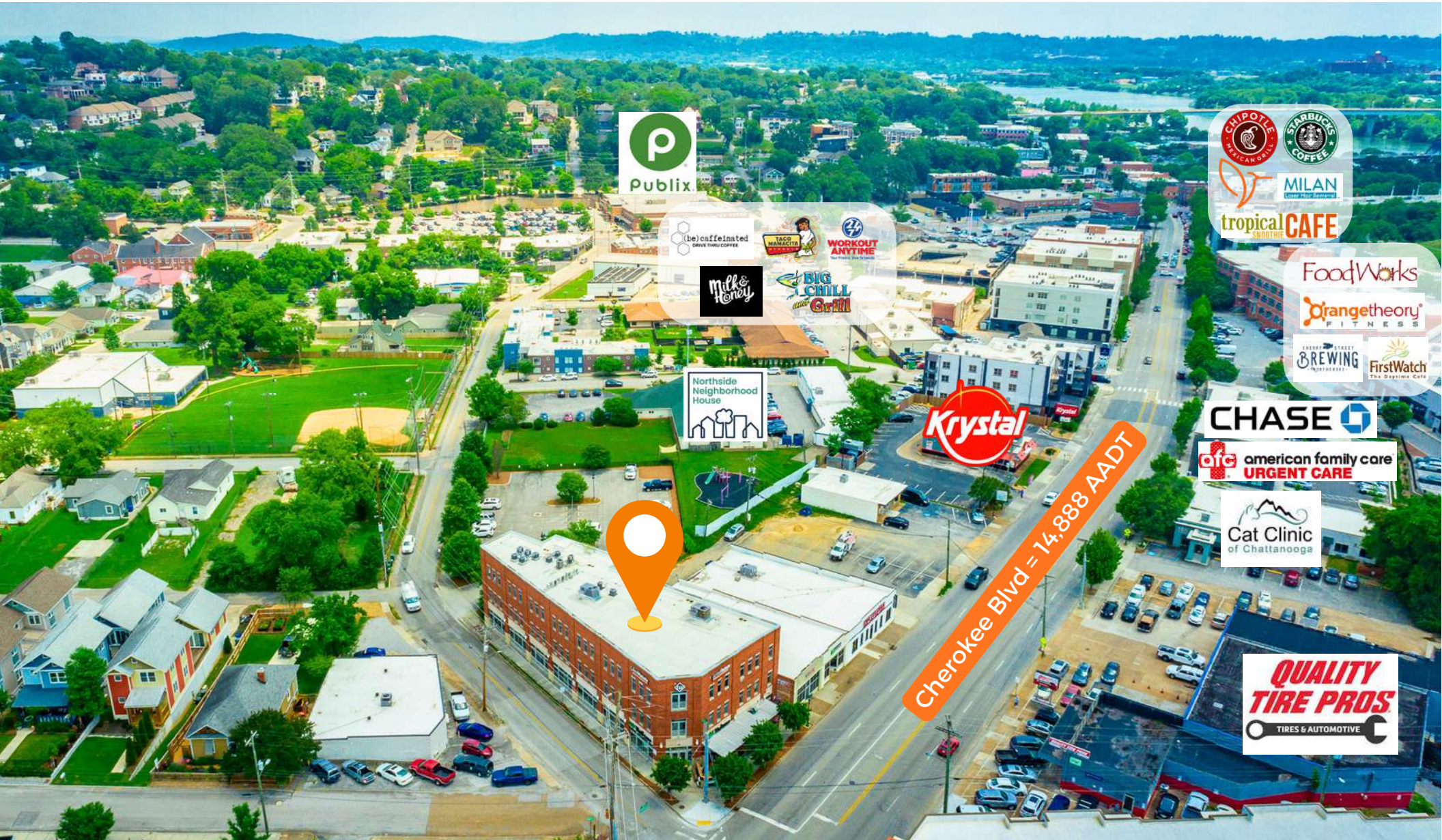
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DEMOGRAPHICS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

POPULATION

	1 MILE	3 MILES	5 MILES
2020	6,384	41,243	104,121
2025	7,495	46,698	115,781
2030 Projected	8,033	49,736	122,902
Median Age	37.7	35.7	37

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,207	19,256	45,017
2025	3,805	22,055	50,295
2030 Projection	4,092	23,576	53,524

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$95,132	\$81,057	\$72,739
2025 Average Household	\$117,451	\$98,312	\$88,832
2030 Projected Household	\$119,815	\$100,511	\$90,838



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

SVN | SECOND STORY REAL ESTATE MANAGEMENT

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 \$135 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.

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.



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