

FOR LEASE

1885 Building at the Incline

3914 St. Elmo Avenue, Chattanooga, TN 37409



- **Lease Rate: \$18/SF NNN \$6.31/SF**
- **Space Available:**
 - Suite M/D: +/-776 SF (\$1,572.05/Month)
 - Suite O: +/-772 SF (\$1,563.94/Month)
(suites may be combined)
- Limited on-site parking is available
- Center is located directly across from Incline Railway, which receives over 300,000 visitors per year
- AADT 11,841 (estimate) as of 2025
- Area businesses include Tap House, Amigo's Mexican Cucina, 1885 Grill, Wood Designs, Mr. T's Pizza, Incline Railway, Clumpie's Ice Cream and many more
- The Riverwalk was recently extended with the new terminus just one block from this location and now connects the St. Elmo district to downtown, along the 18+ mile walking/bike path
- CARTA free electric shuttle now serves St. Elmo with service every 15 minutes

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	4,299	43,481	107,956
Average HH Income	\$73,664	\$96,772	\$99,366



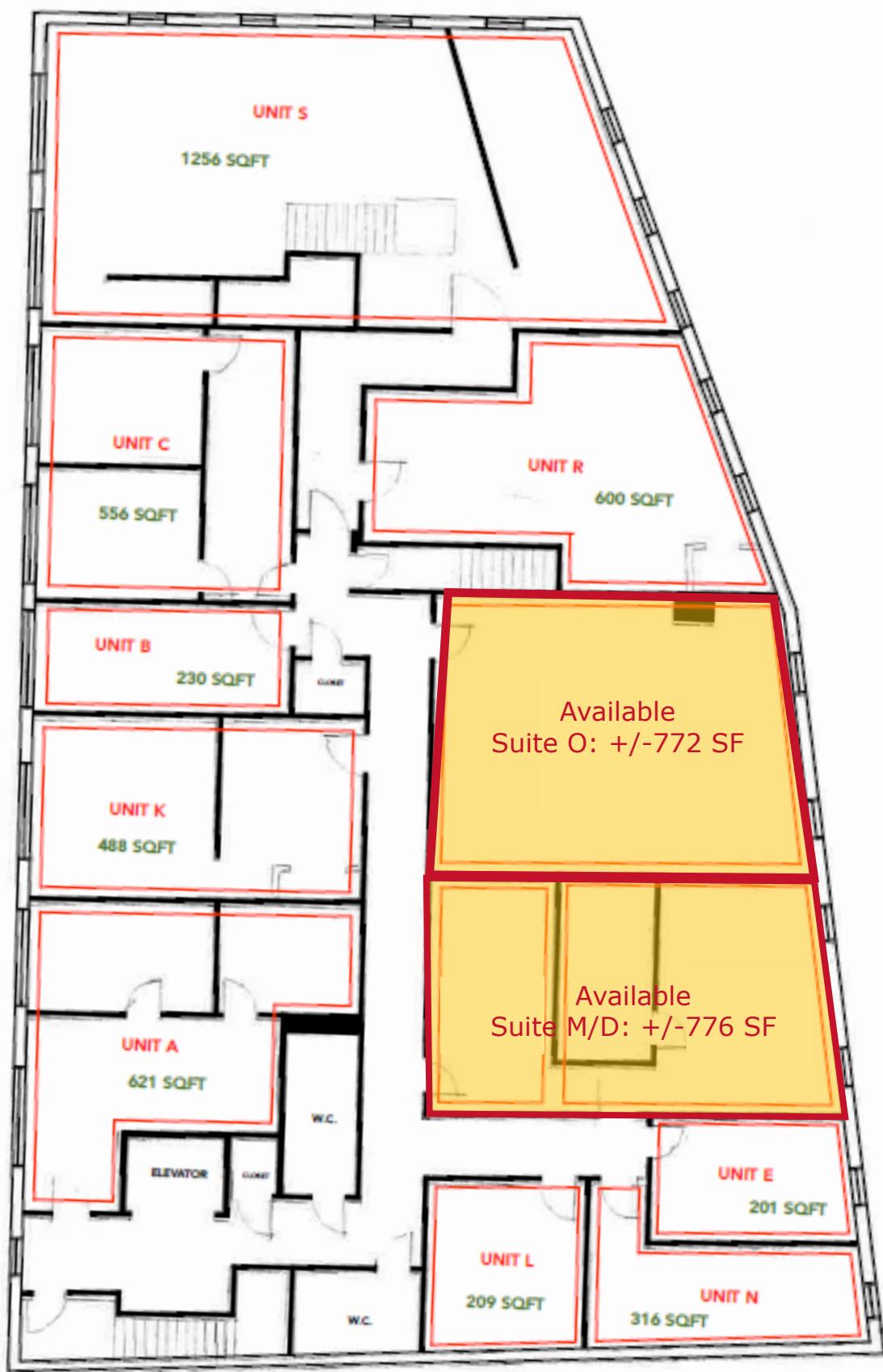
For Additional
Information Contact:
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422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

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Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plan

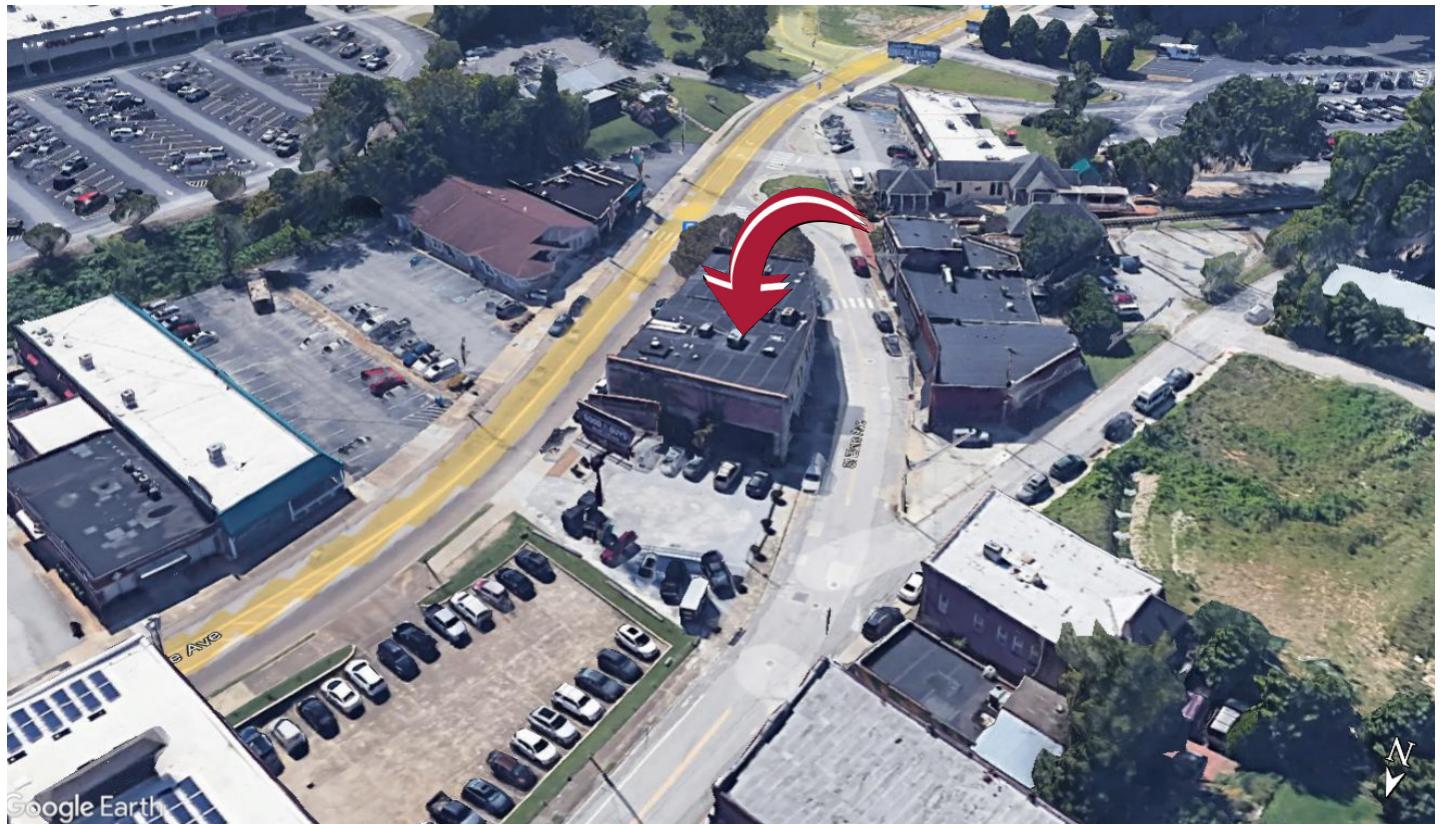
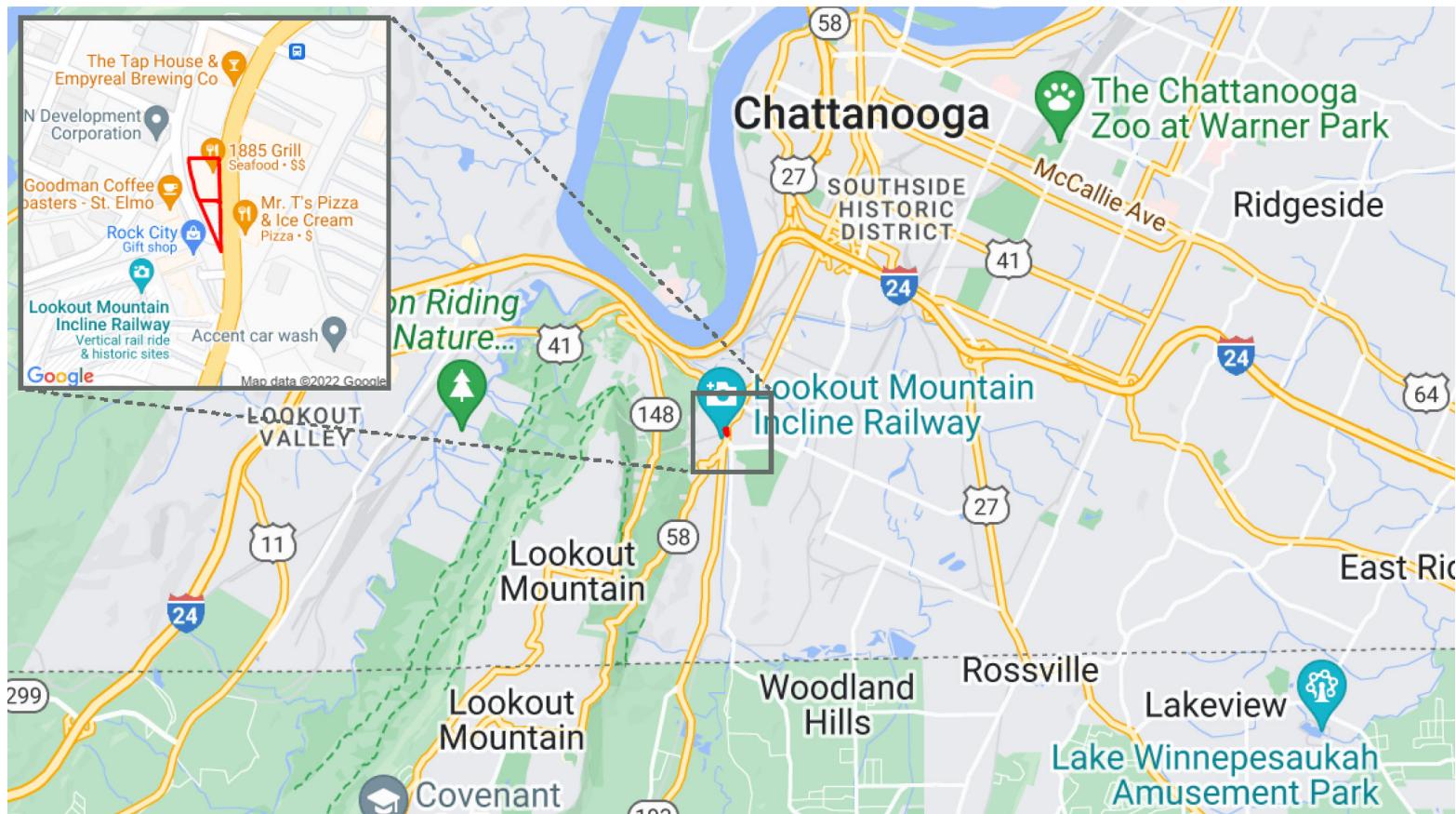


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Map & Aerial



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