



DOWNTOWN CHATTANOOGA

2ND GENERATION RESTAURANT
SPACE FOR LEASE

423 MARKET ST, CHATTANOOGA, TN 37402



SVN | Second Story Real Estate Management

Kelly Fitzgerald

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Chandler Hale

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LISTING HIGHLIGHTS

Asking Lease Rate: \$26 psf
Terms: Negotiable
Available Space (SF): 6,704

- 2nd-generation restaurant
- Downtown Chattanooga
- Multiple parking options nearby

Location Description

- Positioned in the heart of Downtown Chattanooga, 423 Market Street offers unparalleled visibility and foot traffic in one of the city's most dynamic commercial corridors. Located within the vibrant Jack's Alley retail and dining district, this space benefits from a steady stream of locals, professionals, and tourists exploring the city's top destinations.
- Surrounded by thriving restaurants, boutique shops, offices, and cultural attractions, the property is just steps from the Tennessee Aquarium, Riverfront Park, and the historic Walnut Street Bridge. The area is highly walkable, with excellent access to public transportation, structured parking, and major thoroughfares connecting all parts of the city.



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SITE MAP

Landmarks & Attractions

- 1. Tennessee Aquarium
- 2. AT&T Field
- 3. Bluff View Arts District
- 4. Walnut Street Bridge
- 5. Creative Discovery Museum
- 6. High Point Climbing Gym
- 7. AMC Theatres
- 8. "The Passage" Chattanooga Water Stairs
- 9. Ross's Landing and Riverwalk
- 10. Jack's Alley
- 11. National Medal of Honor Heritage Center
- 12. IMAX Theater

New & Noteworthy

- 13. River Rock Apartments & Townhomes
Completed 2021, 163 units, 16,000 sf retail, \$48M
- 14. Steam Logistics Office
Renovated 2022/2023, 60,000 sf office, \$7M
- 15. Embassy Suites (Coming 2026)
185 rooms, \$53M
- 16. Drury Hotel (Coming August)
225 rooms, \$40M
- 17. Future Residential (Coming Soon)
2026 opening, ~245 units, ~10,000 retail, \$85M
- 18. Reimagining Broad Street Project (Coming Soon)
"Creating a Premier Public Street"

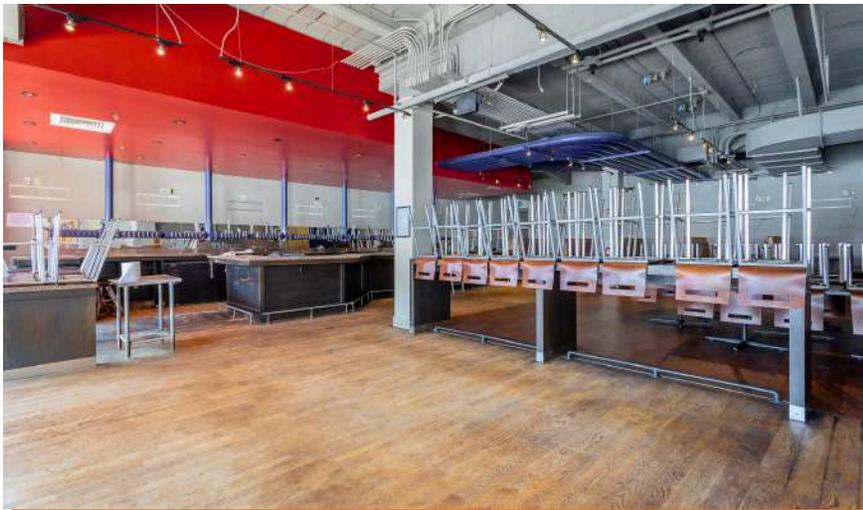
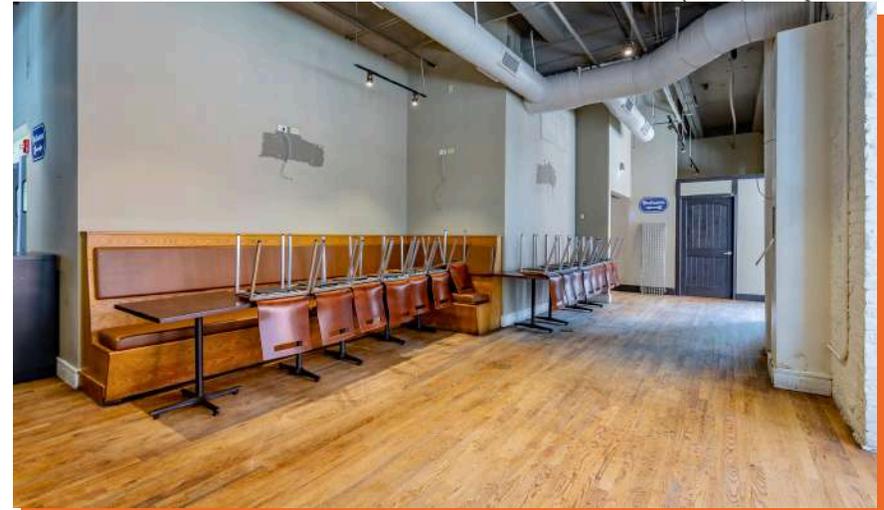


- 19. Humanizing Our Riverfront Parks (Coming Soon)
Strategic upgrades to Ross's Landing, Chattanooga Green, and surrounding area
- 20. Mast General Store
Coming late 2026
- Existing Hotels, Housing, Businesses**
- 21. Courtyard by Marriott
- 22. Hilton Garden Inn
- 23. Hampton Inn & Suites
Completed 2012

- 24. Holiday Inn
Completed 2016, 140 rooms, 6,000 sf retail/commercial, \$19 million
- 25. Double Tree by Hilton
- 26. Residence Inn by Marriott
- 27. Edwin Hotel
Completed 2018, 90 rooms, \$23M
- 28. Bluff View Inn
- 29. Riverset Apartments
Completed 1992, 41 units
- 30. Walnut Commons
- 31. Walnut Street Townhomes Phase III
Completed 2023, 11 units, \$14M

- 32. River Pier Landing
Completed 2005, 18 condos, 15,000 sf retail/commercial
- 33. Museum Bluffs Condos
Completed 2006, 29 condos
- 34. Parkview Condos
Completed 2009, ~107 condos
- 35. Freight Waves
- 36. Cherry Street Townhomes
- 37. Unum Headquarters
- 38. Unum West Building

INTERIOR PHOTOS



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AERIAL PHOTOS



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AERIAL PHOTOS



W 4th STREET (21,814 AADT)



MARKET STREET (9,713 AADT)



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SITE MAP



CHATTANOOGA DUCKS

TENNESSEE AQUARIUM

BUCKETT'S GRG RESTAURANT

BUFFALO WILD WINGS

THE ICE CREAM SHOW

CHATTANOOGA LOOKOUTS

Agave & Rye

COLD STONE IMAX THEATER

MEDAL OF HONOR HERITAGE CENTER

HENNENS

McLain MUSHROOM

BRISK BROS

THE EDWIN HOTEL

Tony's

SLATED FOR MIXED USE 2026

Residence INN

BORG JERRY'S

DRURY INN & SUITES

WHISKEY Tony's

BlueCross BlueShield of Tennessee

27

4th ST (21,814 AADT)

61,676 AADT

Hilton Garden Inn

COURTYARD

EMBASSY SUITES

AMC THEATRES

CREATIVE DISCOVERY MUSEUM

Hampton

JAX

RED HOT

DOUBLE TREE

RODIZIO GRILL

unum

THE UNIVERSITY OF TENNESSEE CHATTANOOGA

hotel INDIGO

SouthEast bank

REGIONS

FIRST HORIZON

Builtwell BANK

THE WALKER THEATRE

Holiday Inn Express

THE WESTIN CHATTANOOGA

TRUIST

GILMAN

COMMUNITY PCFC

ATTACK THE TATSU

JJ

PICKLE BARREL

ODDSTORY BREWING CO



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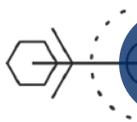
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DEMOGRAPHICS

POPULATION

	1 MILES	3 MILES	5 MILES
2020	9,769	45,979	112,280
2024	12,285	53,792	122,911
2029 Projected	13,506	58,533	132,347
Median Age	32.8	34.4	36.2

HOUSEHOLD CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020	4,755	20,251	48,056
2024	6,379	24,169	53,099
2029 Projection	7,082	26,420	57,361

INCOME CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020 Average Household	\$66,905	\$75,142	\$70,374
2024 Average Household	\$72,869	\$78,293	\$73,744
2029 Projected Average	\$74,549	\$78,988	\$74,793



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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

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 \$150 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.

Chandler Hale is a Senior Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.



Kelly Fitzgerald
SVP of Commercial
Brokerage



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