



## PRIME OFFICE SPACE IN CHATTANOOGA'S NORTHSORE DISTRICT

AVAILABLE SPACE: 8,000 - 16,000 SF

200 Manufacturers Rd | Chattanooga, TN 37405

**SVN | Second Story Real Estate Management**



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**Nick Petras**

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## PROPERTY HIGHLIGHTS

**Asking Lease Rate:** \$18 - \$23 psf

**Terms:** Negotiable

**Available space:** 8,000 - 16,000 SF

### Location Description

Signal Mill stands as a remarkable example of modern adaptive re-use, transforming an early 1900s textile mill into a dynamic mixed-use property. Located on a 2.98-acre site in the vibrant NorthShore area of Chattanooga, Tennessee, this property boasts 44,764 square feet of space, currently leased to an impressive mix of boutique shops, restaurants, and office/technology businesses. The extensive renovations completed in 2017 and 2018 have significantly upgraded the building while preserving the authentic charm of its historic exterior. A notable highlight of this property is the full floor of 16,000 square feet of creative office space that is rare in a market of Chattanooga's size.



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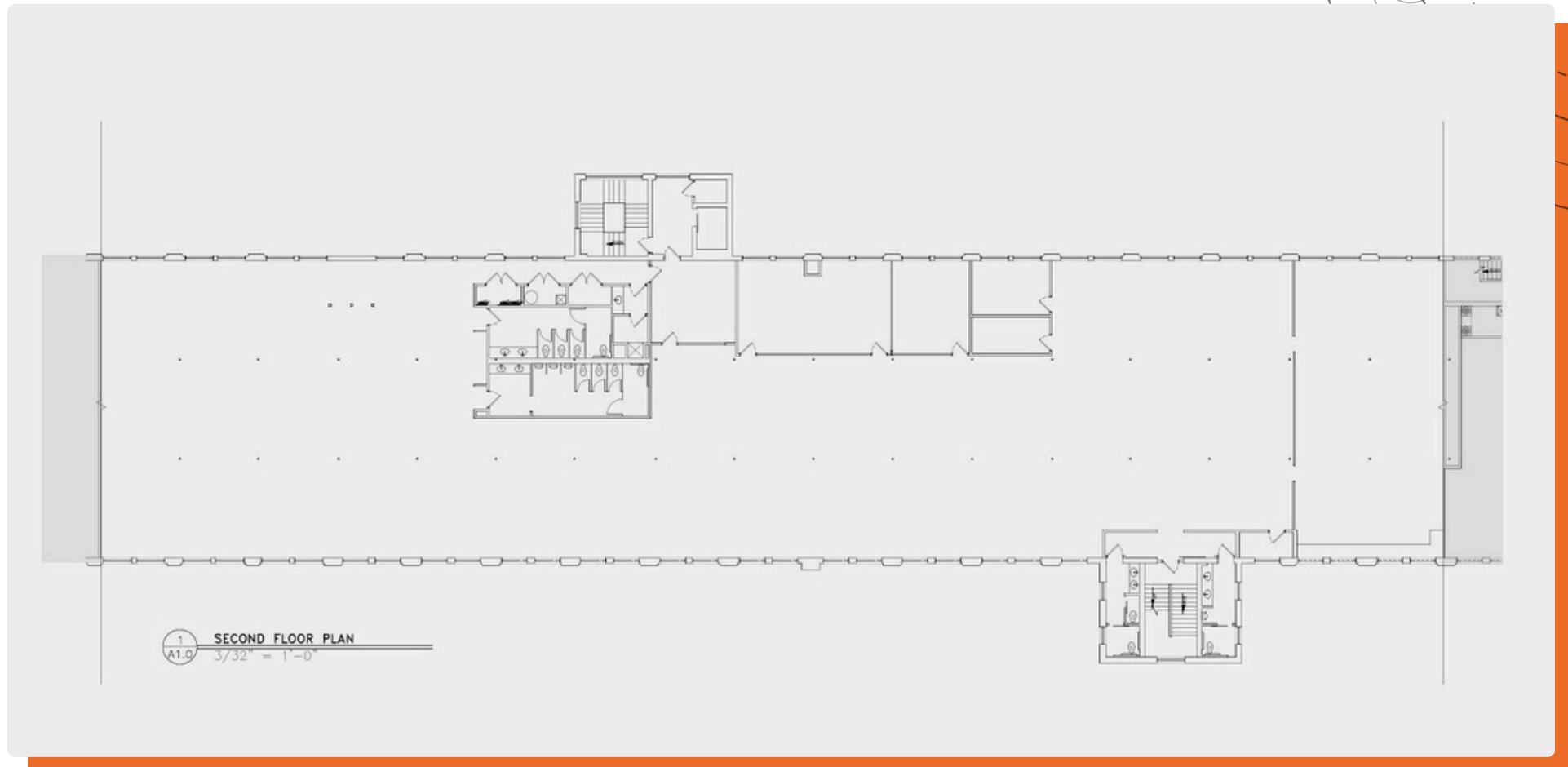
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# FLOOR PLAN



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## SITE MAP



COOLIDGE PARK



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## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
2020	7,073	41,828	105,252
2024	8,299	48,418	115,845
2029 Projected	9,034	52,603	124,871
Median Age	36.9	34.9	36.3

### HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,567	19,434	45,443
2024	4,704	22,927	50,522
2029 Projection	7,823	25,018	54,640

### INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$90,819	\$80,126	\$72,015
2024 Average Household	\$100,851	\$82,766	\$75,492
2029 Projected Household	\$102,553	\$83,335	\$76,478

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# 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 \$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.



**Kelly Fitzgerald**  
Senior Vice President of  
Commercial Brokerage

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