



SOUTHSIDE DISTRICT OFFICE SPACE AVAILABLE 27 WEST 19TH ST

AVAILABLE SPACE: 1,071 SF



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

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OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 1,071 SF

27 West 19th St | Chattanooga, TN 37408

LISTING HIGHLIGHTS

Asking Lease Rate: \$30.00 (\$/SF/Year)

Available Space: 1,071 SF

LOCATION & AREA BENEFITS

- **Vibrant Southside District:** Join a thriving community known for its local businesses, dining, and entertainment.
- **Excellent Visibility:** High traffic count and great street frontage for maximum exposure.
- **Proximity:** Minutes from downtown Chattanooga, I-24 access, and the popular Main Street corridor.



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020	7,417	50,616	121,720
2024	9,145	58,964	132,166
2029 Projected	10,026	64,120	141,816
Median Age	30.1	34.1	36.5

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,610	21,098	51,429
2024	4,519	25,162	56,290
2029 Projection	4,972	27,502	60,583

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$75,157	\$66,751	\$69,120
2024 Average Household	\$78,043	\$70,286	\$71,985
2029 Projected Household	\$79,372	\$71,485	\$73,017



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Sam Vaden

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BROKERS

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.



Nick Petras
Commercial Advisor

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