FOR LEASE | 3742 Tennessee Avenue, Chattanooga, TN 37409

- **+/-6,030 SF Multi-Tenant Center**
- Space Available
  -Suite 106: +/-2,170 SF NNN (End Cap)
- The current use and configuration of the space is for medical office use with large reception/ waiting area, 4 treatment rooms, private office, lab work area, nurse worktop, and two restrooms. Resilient flooring is throughout the space for easy maintenance and ample parking is available at the front door.
- Parking: 6/1,000 SF
- Property is located in the heart of St Elmo at the signalized entrance to the Food City Shopping Center along Tennessee Avenue (25,000 + VPD). Surface parking is available at the entrance to space and each Tenant has access to the pylon signage.
- The Riverwalk was recently extended with the new terminus just one block from this location and now connects the St. Elmo district to downtown and along the 18+ mile walking/bike path and the center is walking distance to the Incline Railway which attract more than 500,000 visitors annually
- 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

STRATEGIC SITES
Clifford Commercial

For Additional Information Contact:
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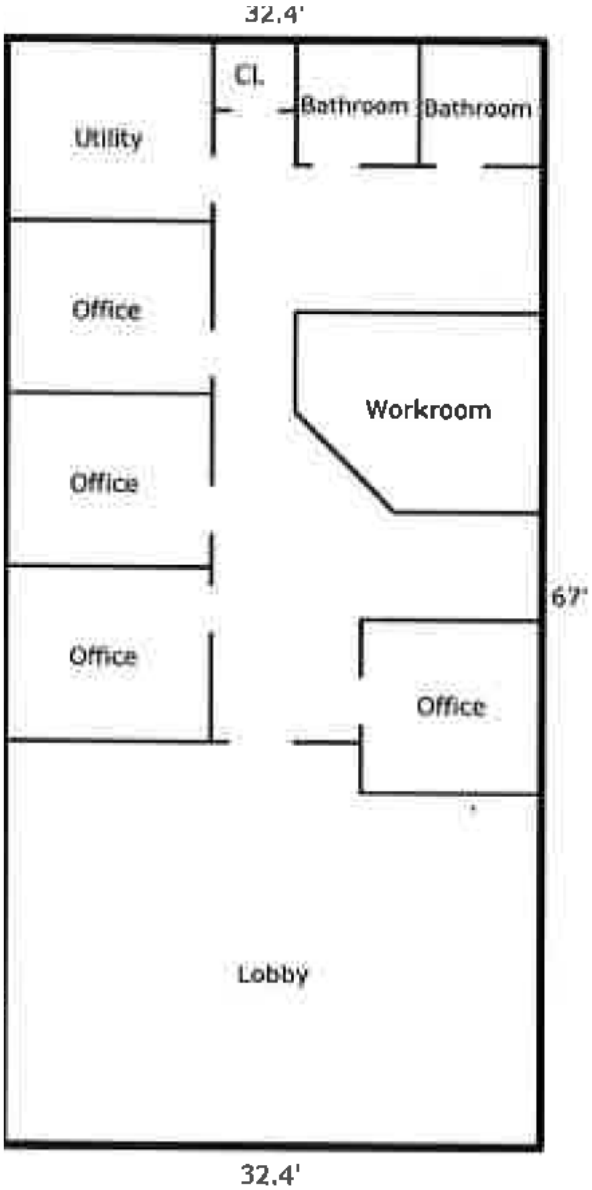
Client First through Service, Knowledge and Integrity

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

Floor Plans



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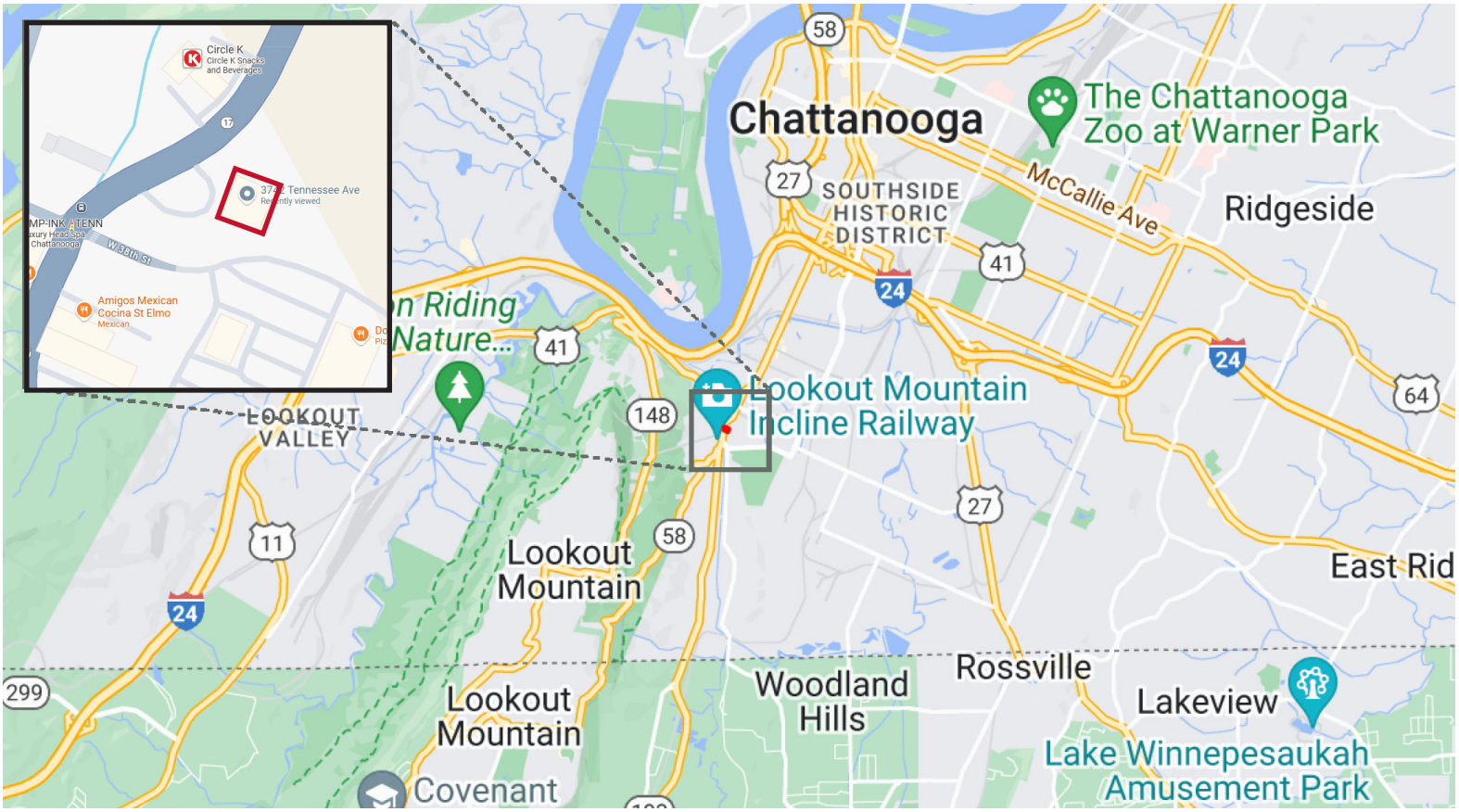
Map & Aerial



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