




INDUSTRIAL STORAGE YARD

806 N. HOLTZCLAW | CHATTANOOGA, TN 37494

**SUBLEASE
OPPORTUNITY**



PROPERTY HIGHLIGHTS

- +/- 3 Acres
 - M-1 Zoning
 - Parcel ID: 146C-A-024
 - Seeking 3-Year Term
 - \$5,000/Acre per Month
-  2.8 Miles to I-24
 -  6.5 Miles to Chattanooga Metropolitan Airport
 -  2.8 Miles to Downtown Chattanooga

DEMOGRAPHIC SNAPSHOT (2024)



POPULATION

1 Mile	6,988
3 Mile	62,462
5 Mile	130,920



AVG HH INCOME

1 Mile	\$49,646
3 Mile	\$91,789
5 Mile	\$85,751



HOUSEHOLDS

1 Mile	2,918
3 Mile	27,333
5 Mile	56,466



CONTACT INFORMATION

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FLOWERS
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