



FOR LEASE: PRIME QSR / RETAIL OPPORTUNITY

4428 Highway 58 | Chattanooga, TN 37416



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

Chandler Hale

Office: (423)-682-8241

Cell: (865)-804-8351

chandler.hale@svn.com

HIGHLIGHTS

Why This Location?

- **High-Traffic Location:** Strategically positioned less than half a mile from Hwy 153, a major regional artery.
- **Drive-Thru Ready:** Includes a functional drive-thru lane and window, ideal for high-volume takeout and delivery operations.
- **Pylon Signage:** High-impact signage available for maximum brand exposure to Highway 58 traffic.
- **Accessibility:** Wide Ingress and egress for easy customer access.
- **Modern Infrastructure:** Built in 2016 with energy-efficient systems and contemporary aesthetic.

Building Size:	3,065 SF
Lease Term:	Negotiable
Rate:	\$20/SF/YR (NNN)
Lot Size:	1 AC



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PROPERTY PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



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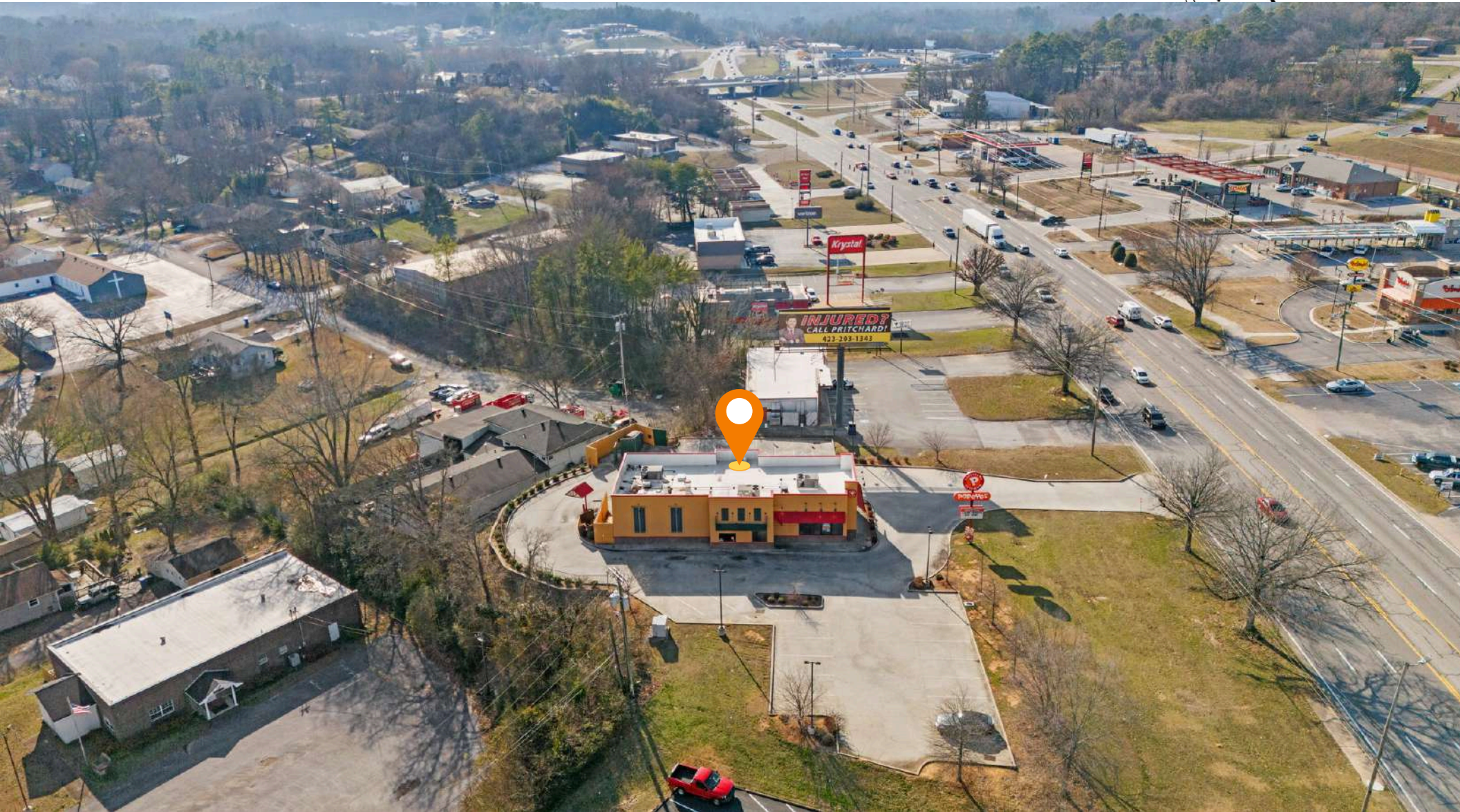
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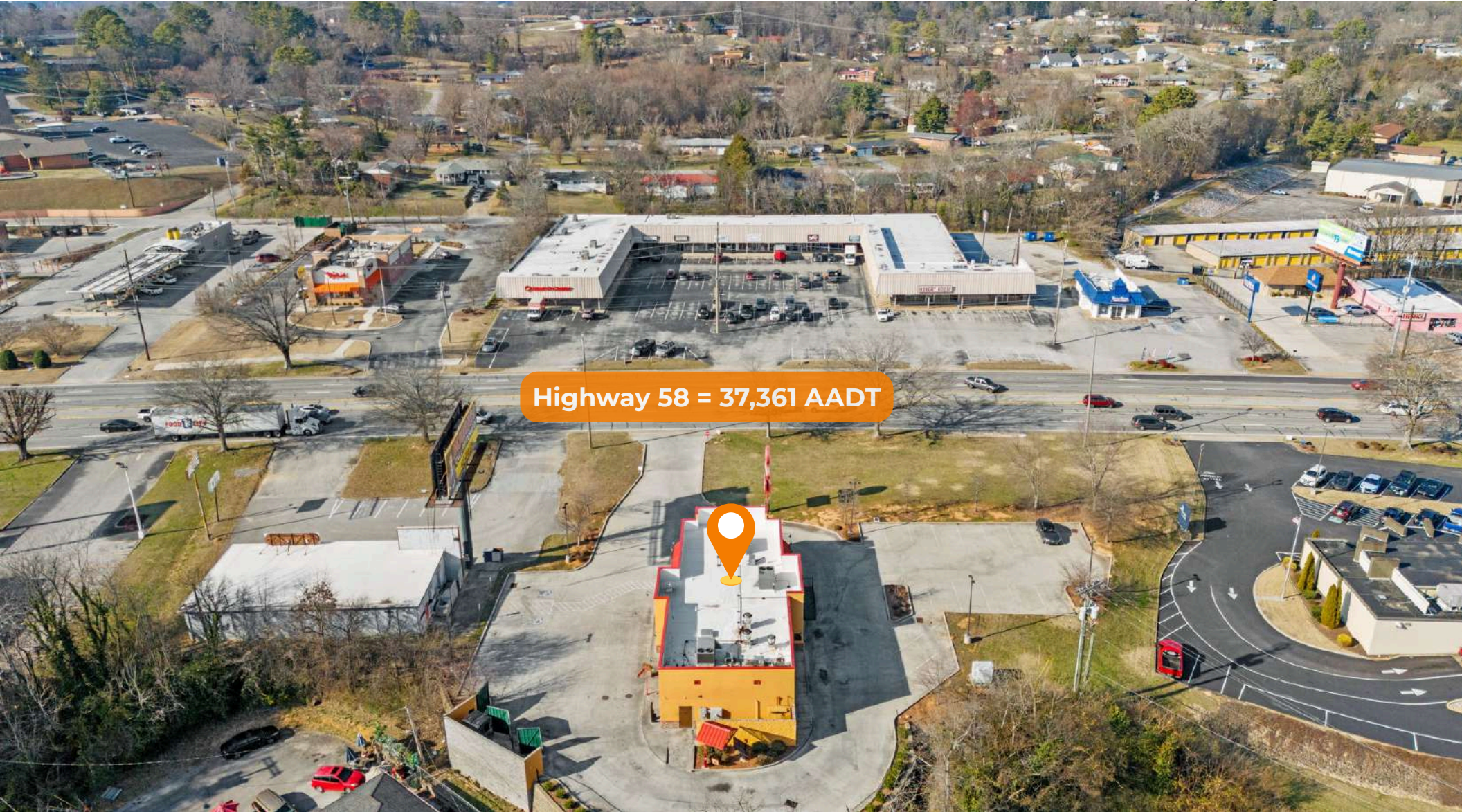
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Highway 58 = 37,361 AADT



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SITE MAP



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DEMOGRAPHICS

POPULATION

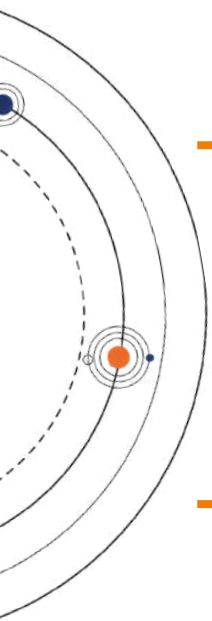
	1 MILE	3 MILES	5 MILES
2020 Population	5,563	23,677	91,410
2024 Population	5,772	24,453	94,929
2029 Projected Population	6,162	26,086	101,360
Median Age	41.7	41.3	41

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Households	2,477	10,416	38,972
2024 Households	2,561	10,714	40,411
2029 Household Projection	2,737	11,443	43,215

INCOME CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
Average Household Income 2020	\$60,855	\$64,407	\$71,422
Average Household Income 2024	\$66,562	\$64,480	\$74,296
Projected Average Household Income 2029	\$68,649	\$64,954	\$75,288



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**\$1.5 BILLION+ IN
ACTIVE
INVESTMENTS**

*(FUELING JOB GROWTH,
INFRASTRUCTURE, AND
RETAIL DEMAND)*



**TOP-RANKED
OUTDOOR CITY
IN THE US**

*(DRIVING YEAR-ROUND
TOURISM AND LIFESTYLE-
FOCUSED SPENDING)*



**\$1.7B
TOURISM
SPENDING (2023)**

*(OVER 10.7M VISITORS IN
2023 AND \$179M
GENERATED IN SALES TAX)*



**GATEWAY
LOCATION**

*(CONNECTING 14M
PEOPLE ACROSS FIVE
MAJOR SOUTHERN
METROS)*



**528,000+ MSA
POPULATION**

*(WITH 10% GROWTH
PROJECTED BY 2030)*



**TOP 10 HOUSING
MARKET (2023)**

*(CHATTANOOGA IS
DRIVING POPULATION
AND RETAIL GROWTH)*

Chattanooga, TN has a population of 562,647 and is the fourth largest MSA in the state (after Nashville, Memphis and Knoxville). It is the second fastest growing city (second to Nashville) with a population growth rate of 0.98%. Chattanooga's economy thrives as a dynamic blend of industry, innovation, and tourism. Since 2011, Chattanooga and Hamilton County have celebrated over 60 business expansions resulting in 11,686 new jobs and more than \$2 billion in capital investment. Overall, Chattanooga's economy is a tapestry of innovation, resilience, and community engagement, positioning the city as a vibrant and prosperous hub in the Southeastern United States.

The city's business landscape is marked by a diverse array of sectors, including manufacturing, healthcare, and technology. Renowned for its skilled workforce and business-friendly environment, Chattanooga has attracted companies such as Volkswagen and Amazon, contributing to job growth and economic stability. With a burgeoning arts and culture scene, the city attracts those eager to explore attractions like the Tennessee Aquarium, the Chattanooga Choo Choo, and the vibrant downtown area. The scenic beauty of the surrounding mountains and the Tennessee River adds to the city's allure, making it a popular destination for outdoor enthusiasts. As a result, tourism plays a crucial role in the economy, fostering a thriving hospitality and service industry.



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

- 📞 [615.714.6378](tel:615.714.6378)
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- 🌐 secondstory.properties



Chandler Hale
Senior Advisor

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KELLY FITZGERALD
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CHANDLER HALE
(865) 804-8351
[CHANDLER.HALE@SVN.COM](mailto:chandler.hale@svn.com)

800 MARKET ST STE 207, CHATTANOOGA, TN 37402
[WWW.SECONDSTORY.PROPERTIES](https://www.secondstory.properties)
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