

## PRIME RE-DEVELOPMENT OR OWNER-USER OPPORTUNITY

2101 CHESTNUT ST, CHATTANOOGA, TN 37408

- **Adaptive Reuse Ready:** 15,557 SF building with strong bones—ideal for conversion into **creative office, retail, and flex space**.
- **Value-Add Potential:** ~\$45/SF (\$700K) renovation estimated to drive NOI from ~\$130K to ~\$302K.
- **South Broad Growth Corridor:** Positioned between **\$4B+ in transformative mixed-use developments**, including The Bend and U.S. Pipe/Wheland Foundry.
- **Infill Catalyst:** Surrounded by residential, retail, and entertainment momentum in one of Chattanooga’s fastest-evolving districts.
- **Flexible Occupancy:** Collect existing income or exercise Termination for Convenience rights to reposition, re-lease, or occupy the building outright.
- **U-IX-4 Zoning** allows future development up to **4 stories** and **80% site coverage** for high-density redevelopment.



ASKING PRICE  
**\$2,595,000**



BUILDING SIZE  
**15,557 SF**



ASKING PRICE PSF  
**~\$166**



RE-DEV COST ESTIMATE  
**~\$45 PSF (\$700K)**



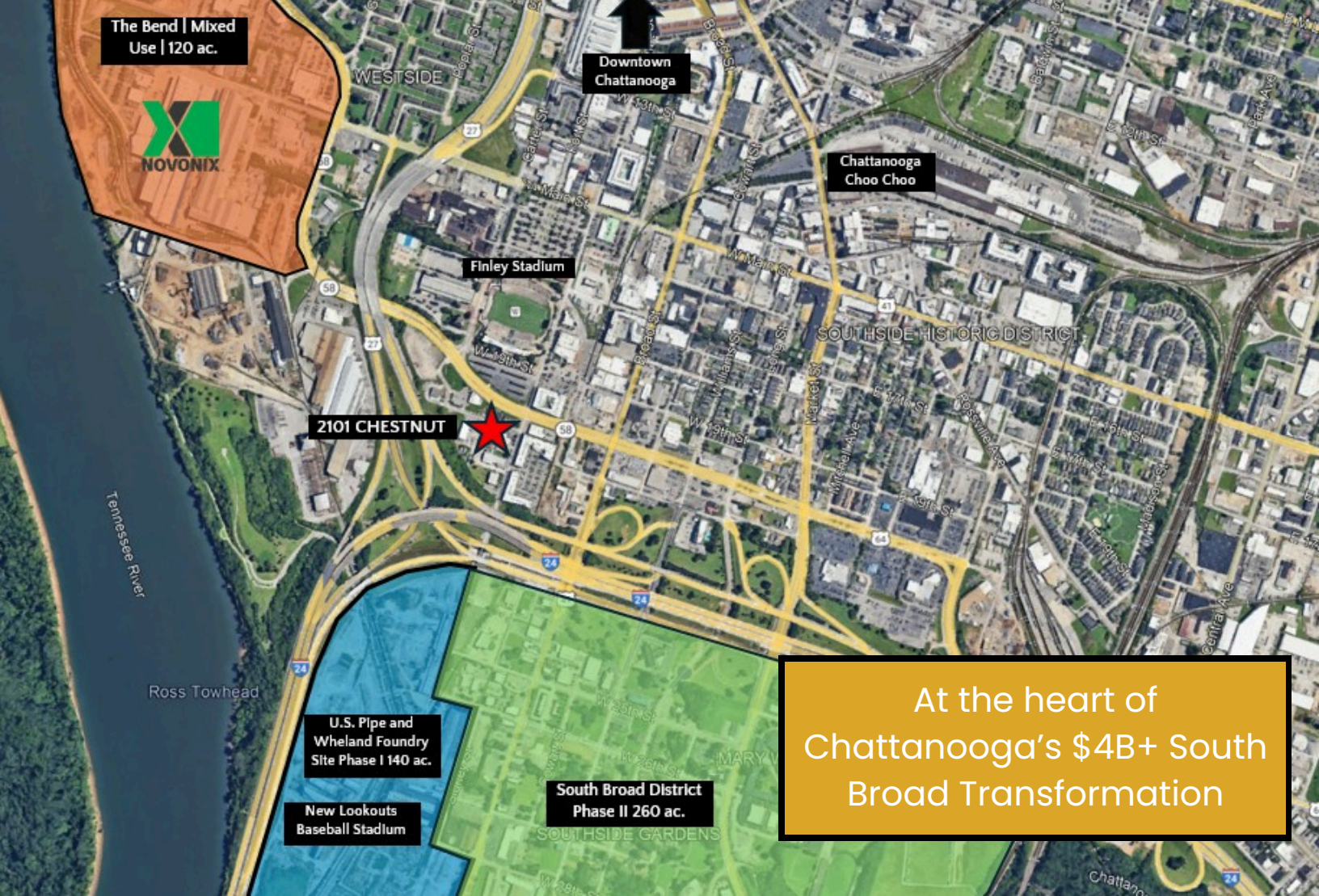
INCOME UPSIDE  
**\$130K → \$302K**



PROFORMA CAP RATE  
**9.18%**

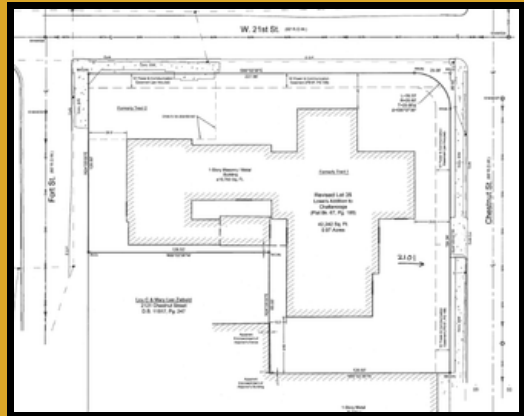
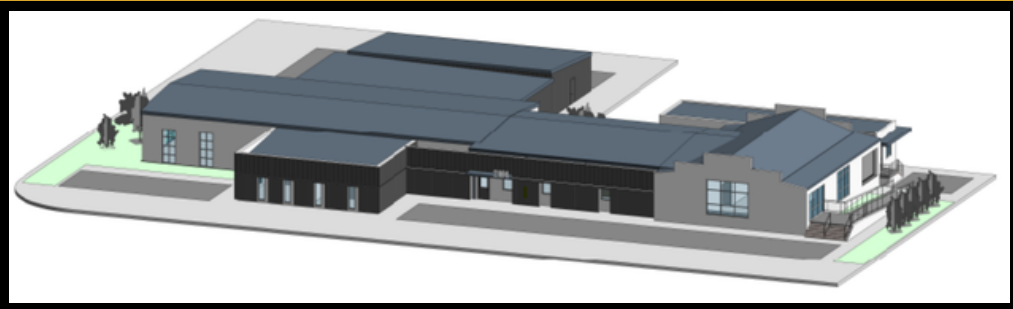


FULL CONTROL  
**100% termination rights**



At the heart of Chattanooga's \$4B+ South Broad Transformation

## CONCEPTUAL RE-DEVELOPMENT



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**See the Full Offering Memorandum**  
Includes conceptual renderings, rent roll,  
financials, and demographics.

**CLICK TO ACCESS THE LISTING AND FULL OFFERING MEMORANDUM**