



RETAIL / OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 1,690–5,625 SF

1607 Central Ave | Chattanooga, TN 37408



SVN | Second Story Real Estate Management

Kelly Fitzgerald

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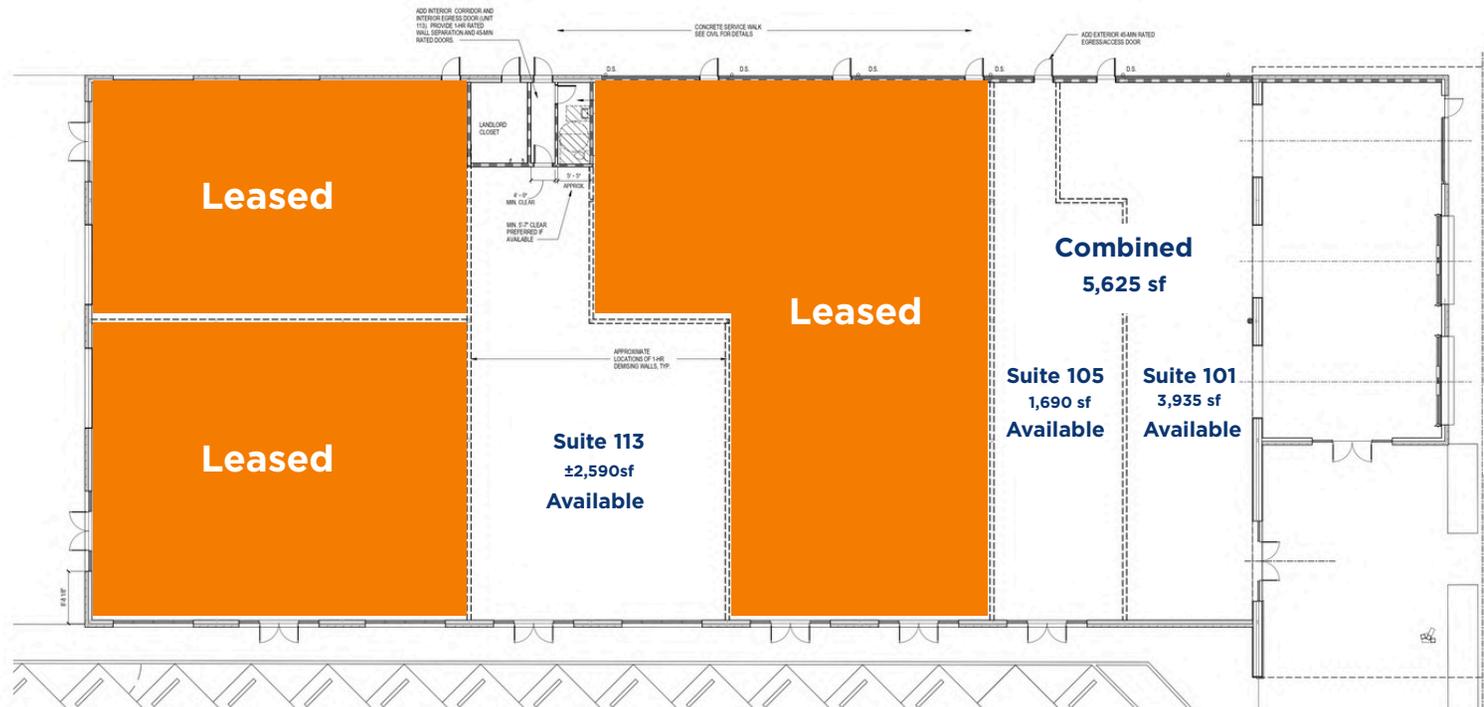
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FLOORPLAN



Available Spaces:

Suite 101: 3,935 SF (patio space available)

Suite 105: 1,690 SF

Suite 113: ±2,590 SF

This well designed building is under construction in a prominent and upcoming area in Chattanooga's most sought after neighborhood, the Southside.

With five spaces available totaling 15,886 SF the opportunities here are above exceptional. Parking is available onsite, the adjacent property and on nearby streets which is rare in this urban neighborhood. Two suites are currently equipped with brand new grease traps.



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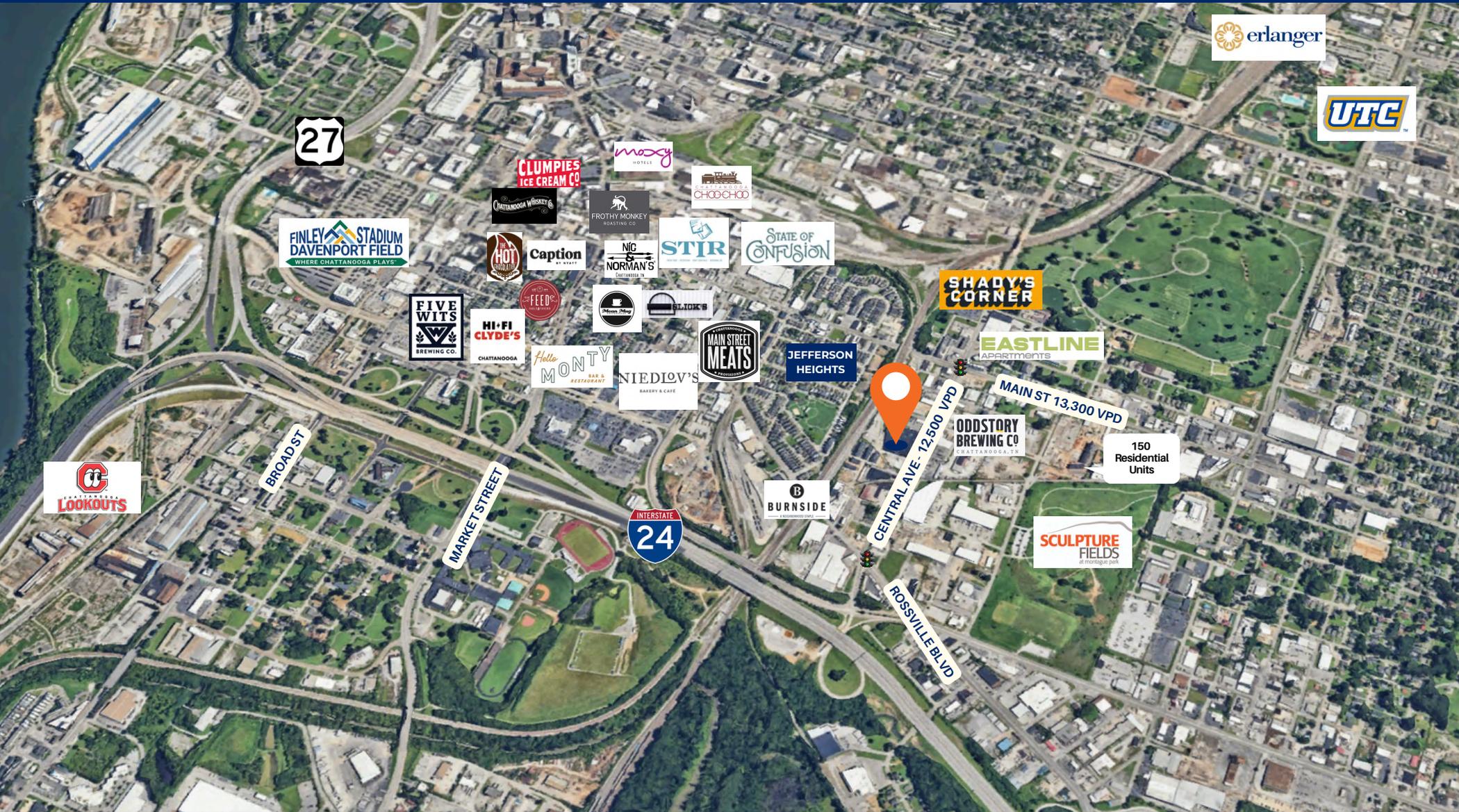
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BROAD ST

MARKET STREET



CENTRAL AVE - 12,500 VPD

MAIN ST 13,300 VPD



150 Residential Units



ROSSVILLE BLVD



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Lookout Mountain



Downtown Chattanooga

Jefferson Heights

CENTRAL AVE - 12,500 VPD



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***Building currently under construction**

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	5,619	60,404	130,877
2029 Projected Population	5,979	63,859	134,631
Median Age	33.6	33	35.4

Households	1 Mile	3 Mile	5 Mile
2024 Households	5,206	35,763	69,084
2029 Projected Households	5,528	37,334	71,552
Average Household Income 2024	\$105,201	\$80,601	\$86,735
Average Household Income 2029	\$123,588	\$94,831	\$101,515



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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

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Chandler Hale
Senior Advisor

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