



**FOR SALE**

PRIME RETAIL/REDEVELOPMENT SITE IN DOWNTOWN CHATTANOOGA



**FOR SALE: 212 MARKET ST, CHATTANOOGA, TN 37402**

AVAILABLE: 5,904 SF building | +/- .45 acres (19k sf)



SVN | Second Story Real Estate Management

**Kelly Fitzgerald**

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

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## LISTING HIGHLIGHTS

- Zoned D-SH-6 which allows for up to 6 stories to be built
- Current parking on-site generating revenue
- Existing building is approximately 5900 sf of former restaurant space
- Major downtown events include:
  - Ironman
  - Wine Over Water
  - Three Sisters Bluegrass Festival
  - Chattanooga Motorcar Festival
  - Riverfront Nights



**CONCEPTUAL RENDERING FOR A TWO STORY STRUCTURE**



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## REDEVELOPMENT SITE

Chattanooga is served by multiple railroads, interstates and highways making it a popular vacation location for several nearby cities.

### DISTANCE TO MAJOR CITIES:

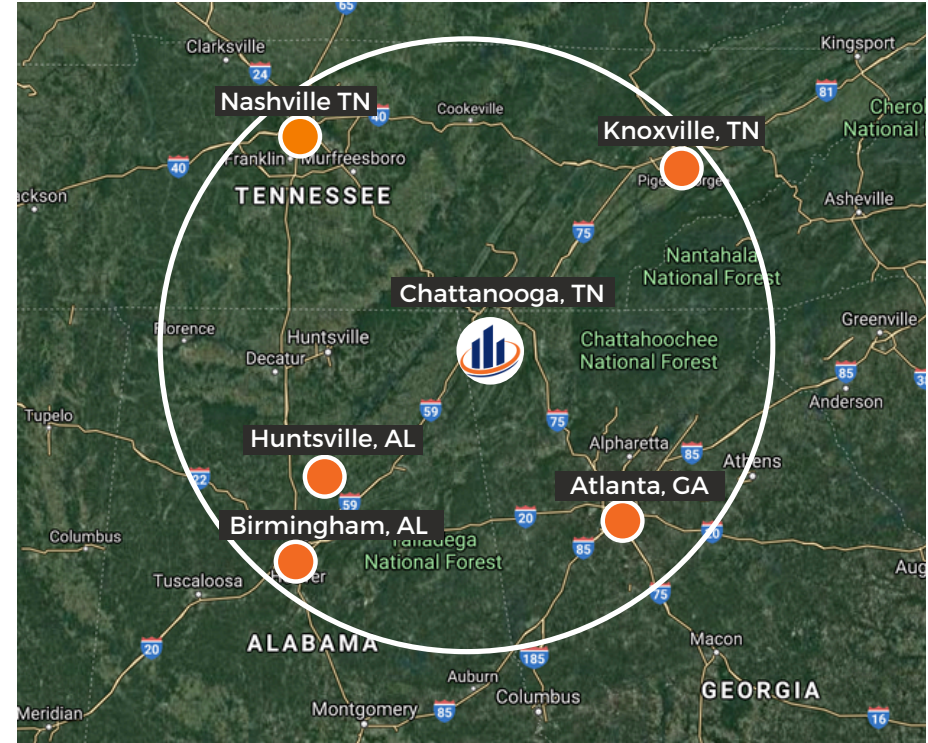
1. **NASHVILLE: 135 MILES**
2. **KNOXVILLE: 112 MILES**
3. **ATLANTA: 118 MILES**
4. **BIRMINGHAM: 148 MILES**
5. **HUNTSVILLE: 100 MILES**

### DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	8,103	45,977	111,085
2029 Projected Population	8,646	47,367	114,814
Median Age	35.6	35.8	37.3

Households	1 Mile	3 Mile	5 Mile
2024 Households	4,133	21,673	48,681
2029 Projected Households	4,482	22,739	51,032
Average Household Income	\$125,891	\$70,046	\$68,447
2029 Projected Household Income	\$144,843	\$116,330	\$109,292



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## ABOUT CHATTANOOGA

Chattanooga, TN has a population of 562,647 and is the fourth largest city 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%. Its population has increased by 9.82% since census recorded the population in 2010. Since 2011, Chattanooga and Hamilton County has celebrated over 60 business expansions resulting in 11,686 new jobs and more than \$2 billion in capital investment.

Within Chattanooga's downtown there is currently over \$1.5 Billion Dollars of investment including hotels, athletic stadiums, performing arts venues and more.

With affordable office space and utilities -- plus the least expensive gigabit-per-second Internet service in the country -- Chattanooga makes doing business affordable. In fact, a recent ranking by SmartAsset found the estimated first-year costs for running a business in Chattanooga are about half of that in Silicon Valley.

The city has won numerous national awards for outstanding "livability" and nine Gunther Blue Ribbon Awards for excellence in housing and consolidated planning. Public art experts chose the Passageways 2.0 City Thread among 50 outstanding public art projects created in 2018 through the Public Art Network Year in Review program, a national program that recognizes compelling art. It has been profiled by US Airways Magazine as a place to see.



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**Kelly Fitzgerald**  
Vice President of  
Commercial Brokerage

 615.714.6378

 [kelly.fitzgerald@svn.com](mailto:kelly.fitzgerald@svn.com)

 [secondstory.properties](https://secondstory.properties)

## ABOUT THE BROKER

Kelly Fitzgerald is VP 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 \$120 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.