



## PRIME RETAIL SPACE FOR LEASE



Highly Visible Retail Spaces for Lease  
**AVAILABLE SPACES: 1,060 SF / 1285 SF/ 1,870 SF**  
**1207 Taft Hwy | Signal Mountain, TN**



**SVN | Second Story Real Estate Management**

**Kelly Fitzgerald**

Office: (423) 682-8241

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



# RETAIL SPACES FOR LEASE

AVAILABLE SPACES 1,060 SF / 1,285 SF / 1,870 SF

1207 Taft Hwy | Signal Mountain , TN



**\*\*512,000 Annual visits\*\***

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## LISTING HIGHLIGHTS

- **Ample Parking:** Convenient parking, ensuring easy access to customers and employees
- **Flexible Options:** 3-5 year lease options available
- **Convenient Location:** Less than 10 miles from Downtown Chattanooga
- **High Traffic Visibility:** Taft Hwy sees over 10,000 cars daily
- **Strong population growth** since 2000 of 4.2%
- **Immediate Occupancy:** Move-in ready space available
- **Versatile Usage:** Ideal for various business types, including retail outlets, office spaces, service centers, or studios/workshops
- **Growth Potential:** excellent opportunity to establish or expand your business in a thriving and strategic location
- **Pruetts Grocery** (across the street) sees 512,000 annual visits which is above Publix on Chattanooga's Northshore



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## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	3,952	25,326	61,821
2029 Projected Population	3,930	25,599	62,548
Median Age	44.1	42.6	40.4
Households	1 Mile	3 Mile	5 Mile
2024 Households	1,431	10,854	27,250
2029 Projected Households	1,440	11,155	27,992
2024 Average Household Income	\$184,657	\$127,730	\$119,048
2029 Projected Household Income	\$211,907	\$146,000	\$137,199



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## ABOUT THE BROKER



### **KELLY FITZGERALD**

SVN | Second Story Real Estate Management  
Vice President of Commercial Brokerage  
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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 \$100 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.