



# OFFICE SPACE FOR SALE IN CHATTANOOGA



## OFFICE SPACE FOR SALE IN CHATTANOOGA

3,012 SF / 0.19 Acres

7374 Applegate Lane | Chattanooga, TN 37421



**SVN | Second Story Real Estate Management**

**Zac Adams**

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## Aerial Map





# OFFICE SPACE FOR SALE IN CHATTANOOGA

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## Aerial Map





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## LISTING HIGHLIGHTS

- 3,012 SF building suitable for office owner/user.
- Spacious unit, ideal for a variety of office configurations.
- Additional income producing parking spaces included in purchase of property.
- Zoned O-1, offering flexibility for office use.
- Located in the thriving Chattanooga area, a prime business location.



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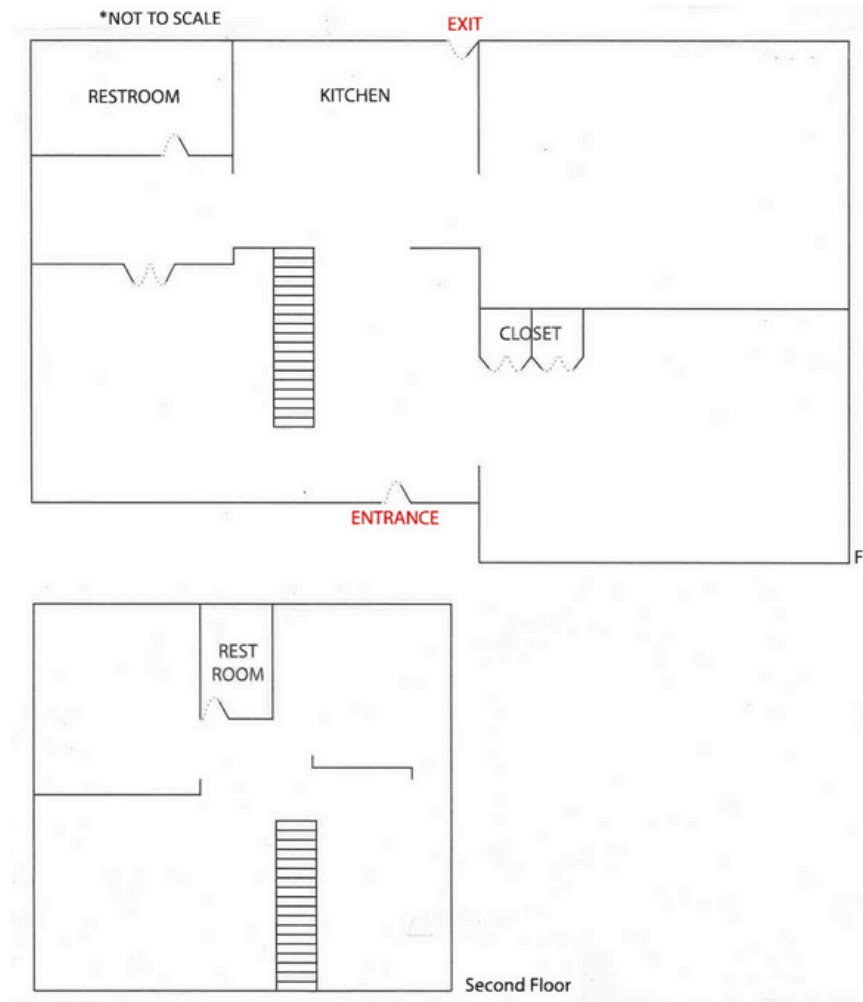


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## FLOOR PLAN



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## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	8,393	45,756	113,160
2029 Projected Population	8,970	48,578	119,897
Median Age	37.9	40.6	40.8

Households	1 Mile	3 Mile	5 Mile
2024 Households	3,722	19,745	45,973
2029 Projected Households	3,981	20,172	48,782
Average Household Income	\$87,536	\$91,753	\$83,619



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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 \$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.

Zac Adams is a passionate and results-driven commercial real estate leasing specialist with a proven track record of connecting businesses with their ideal spaces in the vibrant city of Chattanooga, Tennessee. He excels in helping both tenants and property owners navigate the dynamic commercial real estate market to achieve their goals. Zac has deep roots in the Chattanooga area with his father attending UTC and being inducted in to both the UTC and Chattanooga Sports Hall of Fame for Football. He moved to the Chattanooga area in 2015 and has worked in the commercial real estate market since 2019.



**Zac Adams**  
Commercial Advisor



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