

# Shallowford Business Park East

2115 Chapman Road  
Chattanooga, TN 37421

Shallowford Business Park East is a 68,454 SF multitenant office and flex space center strategically located near the corner of HWY 153 and Shallowford Road.



## Property Highlights

- Shared loading dock
- Easy access to Hwy 153 and I24
- Strong mix of office and warehouse

## Demographics

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLD	4,220	30,822	59,875

## Leasing Summary

LEASE PRICE:	\$8.00 PSF NNN
SUITES AVAILABLE:	131/133: 3,879± SF 125: 1,570± SF
NNN:	\$2.13
2023 TRAFFIC COUNTS:	18,620 (Shallowford Rd)
YEAR BUILT:	1984

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

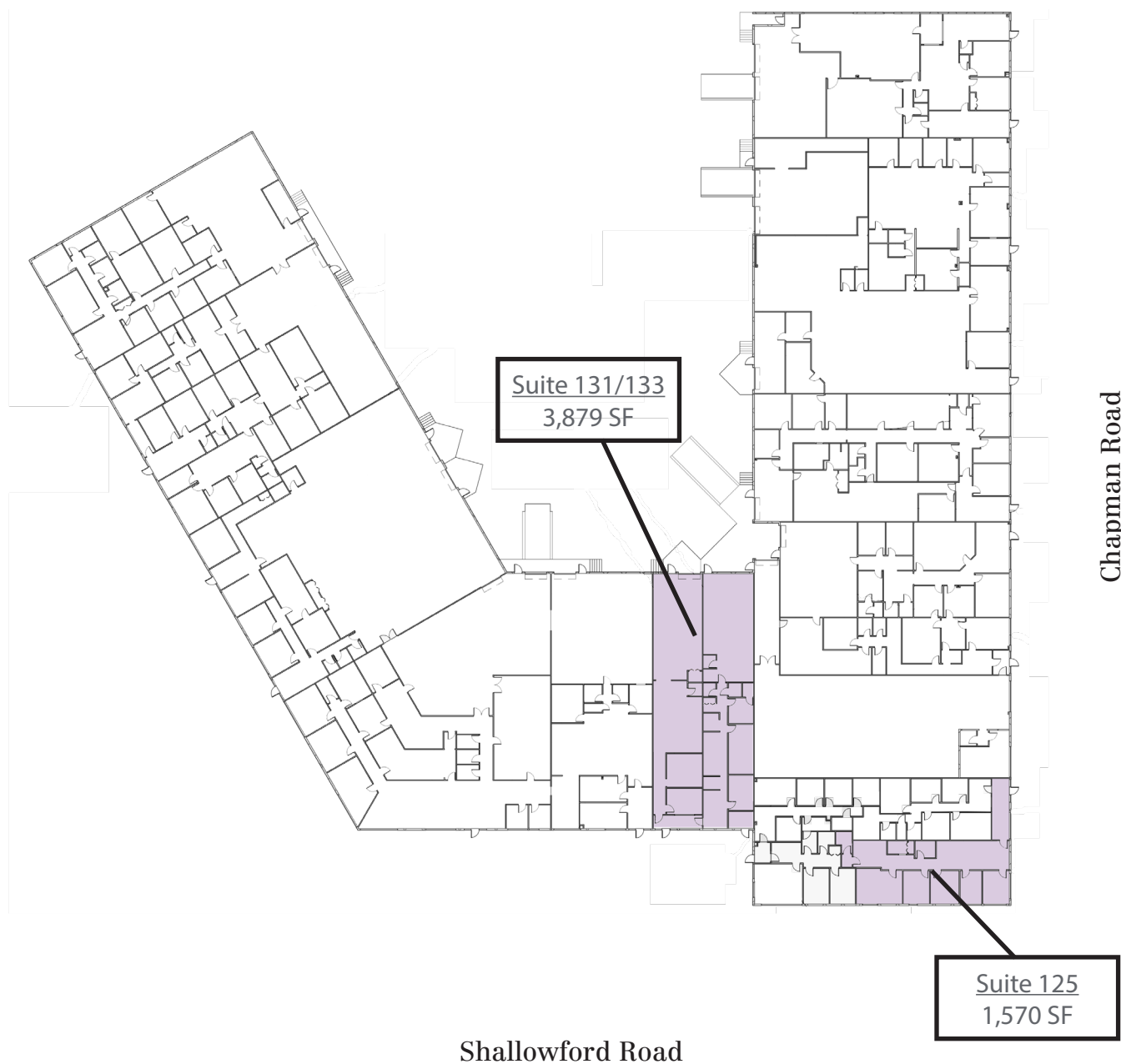
🌐 [naicharter.com](https://naicharter.com)

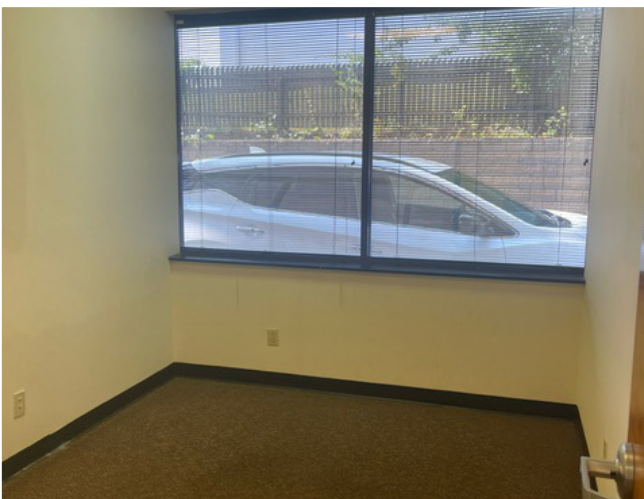
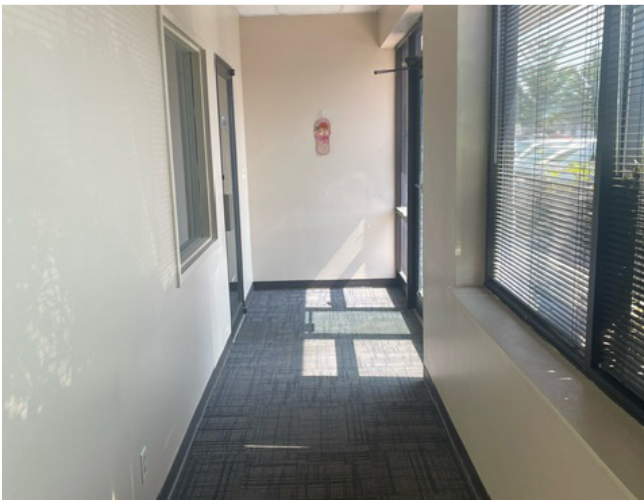
**For more information,  
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## KEY FACTS - 5 MILES

**109,338**

Population

**39.6**

Median Age



**\$63,551**

Median Household  
Income



**\$37,081**

Per Capita Income



**\$124,888**

Median Net Worth

Population	3 mile	5 mile
2024 Population	37,882	109,338
2029 Population	38,610	111,976
Median Age	40.7	39.6
Household	3 mile	5 mile
2024 Households	17,110	46,745
Average Household Income	\$76,962	\$86,585