

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

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

Demographics

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

520 Lookout Street Chattanooga, TN 37403

+1 423 267 6549

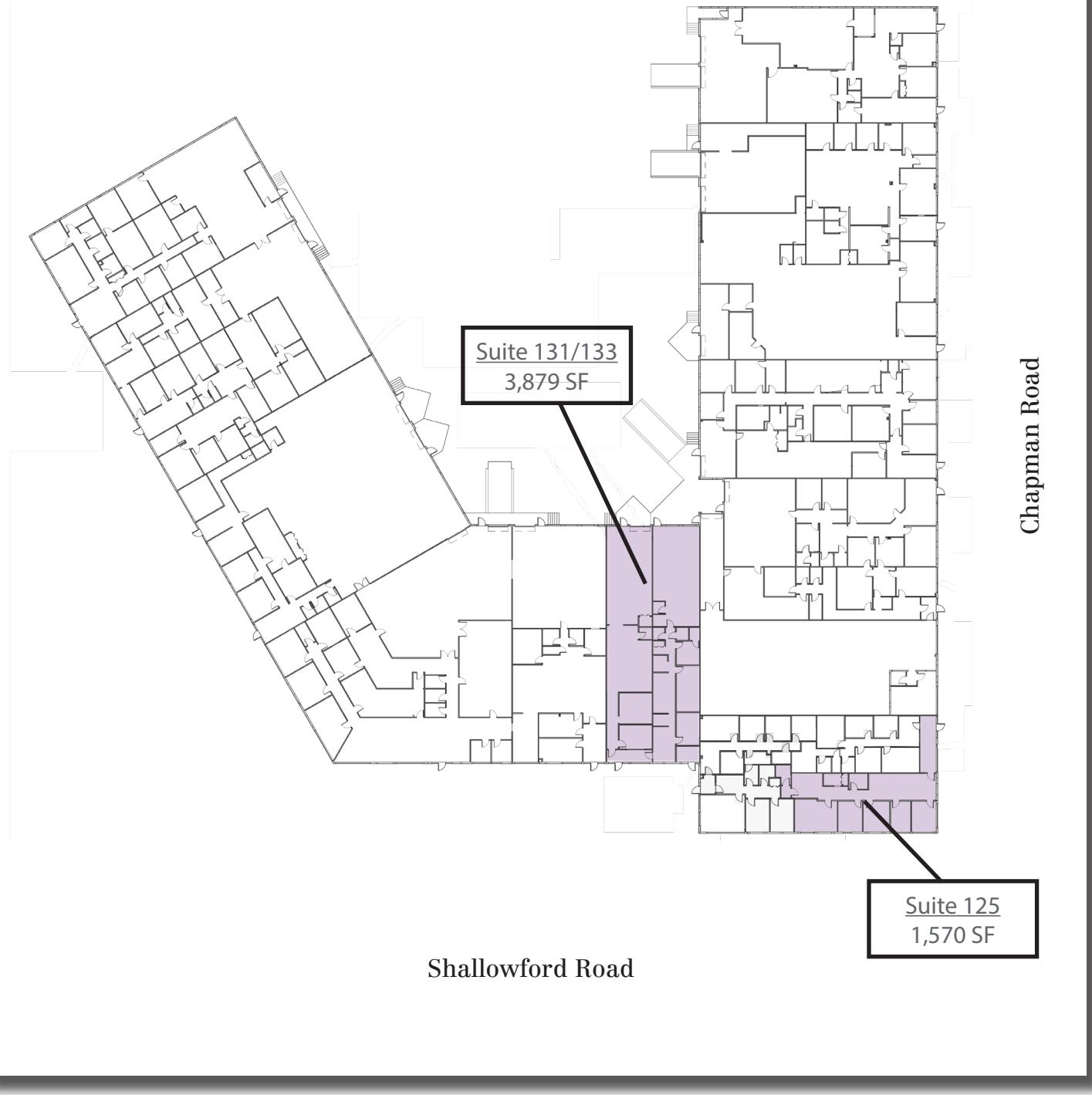
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For more information,
 please contact:

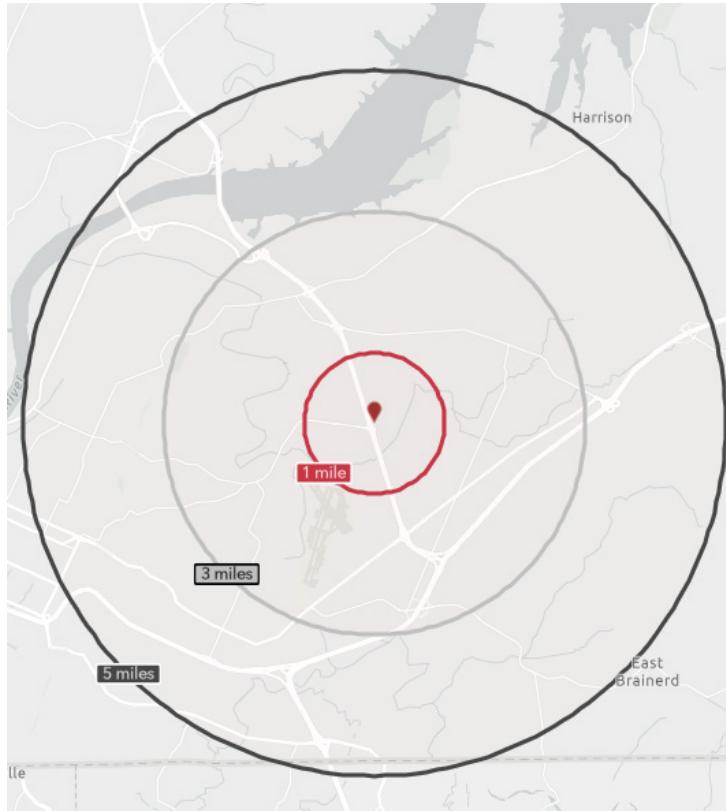


Jason Hines
 o: 423 308 3771
 e: jason@charterre.com

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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