

# Free-Standing Office Building

804 Central Ave  
Chattanooga, TN 37403

Conveniently located on Central Avenue, this property is just blocks from area hospitals, UTC campus, and less than 1 mile from downtown Chattanooga. Free-standing single tenant office building with parking included.



## Property Highlights

- Large Open Work Area
- Large Conference Room
- Open Offices: 2x
- Kitchen
- Bathrooms: 2x
- Up to 7 Parking Spaces
- High Ceilings
- Excellent Natural Light
- 1,800 SF of additional storage (lower level, unfinished)

## Leasing Summary

LEASE PRICE:	\$19.00 PSF NNN
SQUARE FEET:	2,128± SF
ACRES:	0.19±
ZONING:	U-CX-3
ESTIMATED NNN's:	\$3.50 PSF
YEAR BUILT:	1935
YEAR RENOVATED:	2006

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

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

**For more information,  
please contact:**



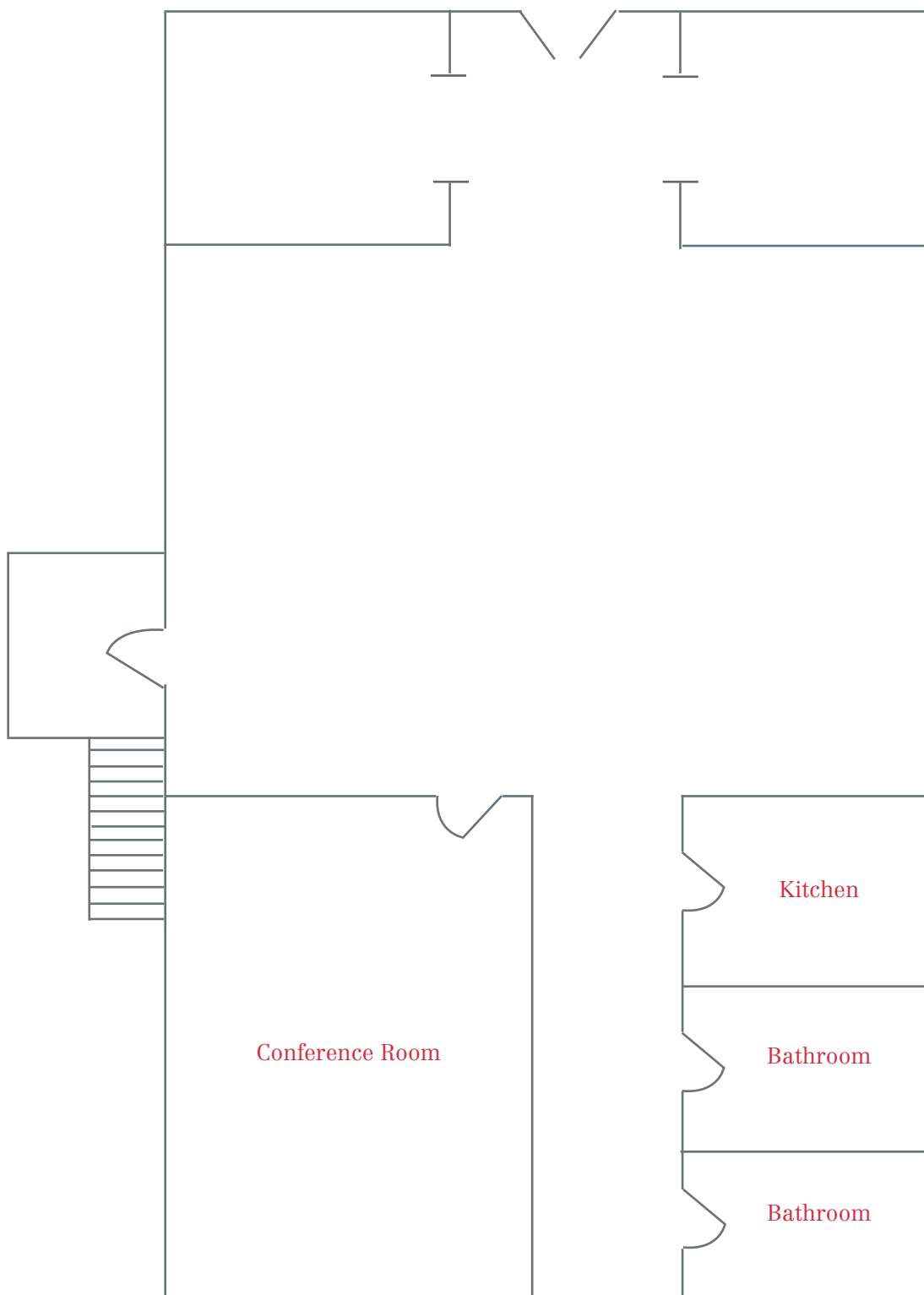
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Central Avenue

\*\*Not to scale\*\*

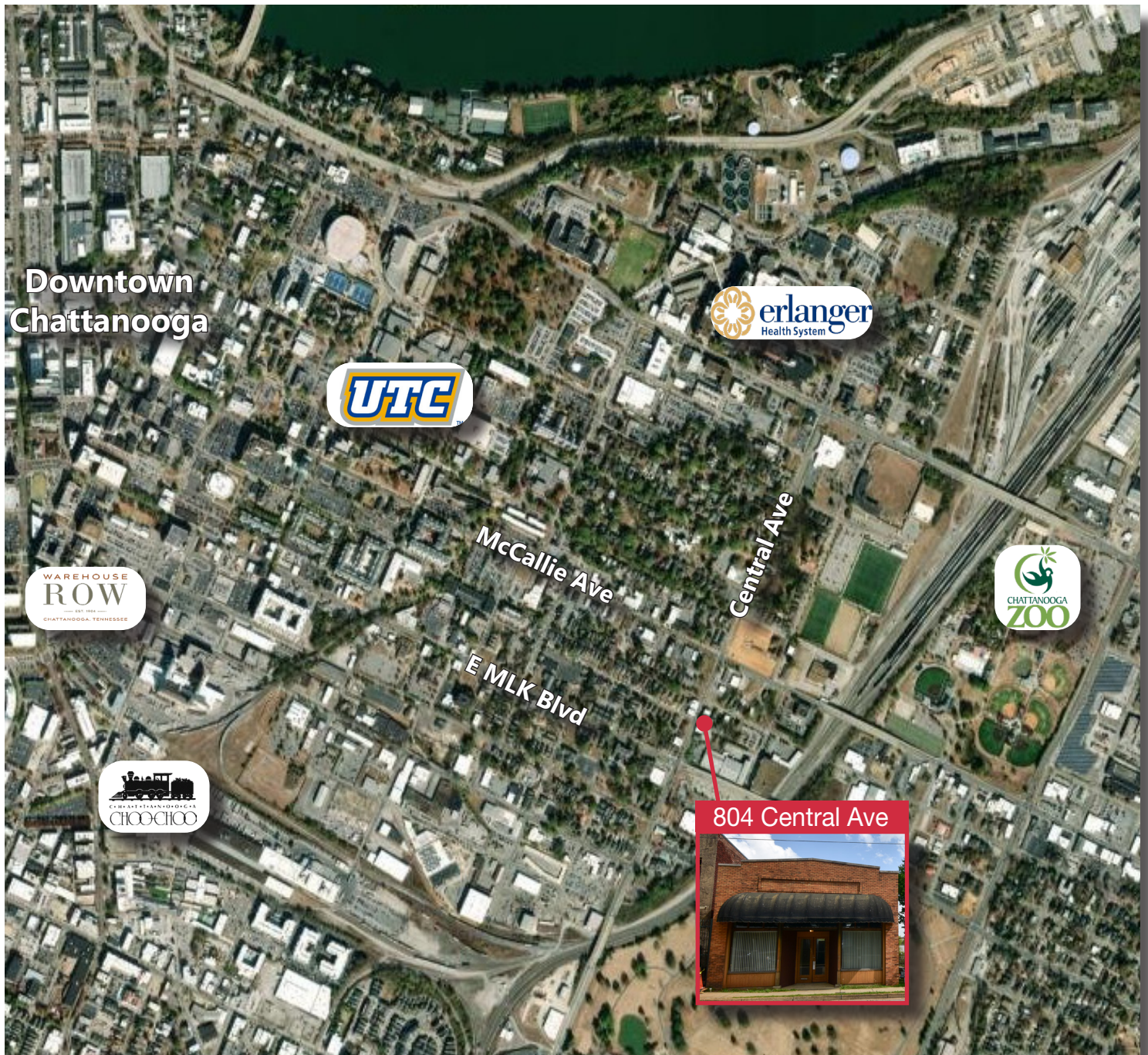


Parking Lot



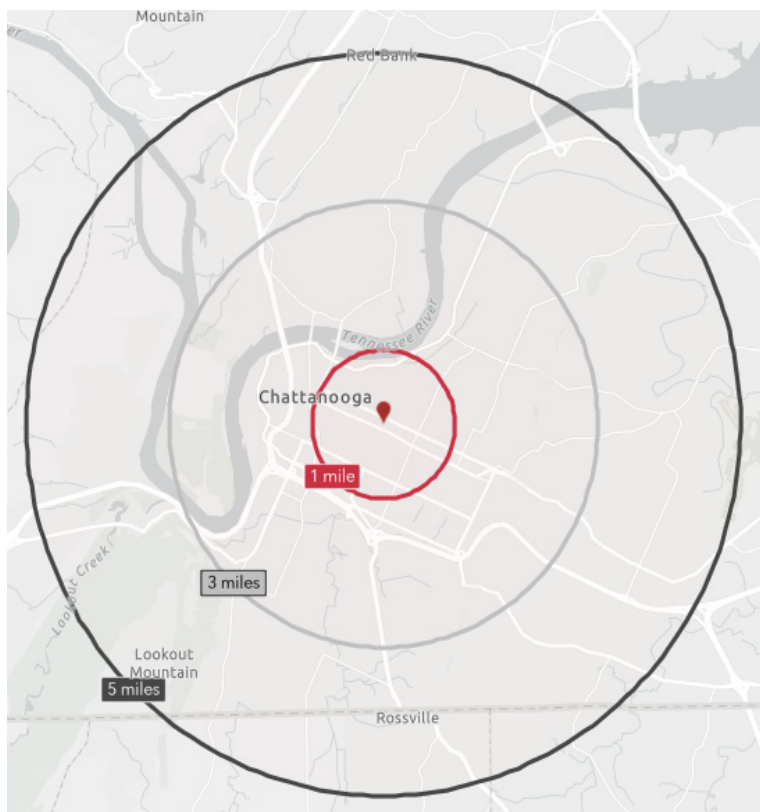






## TRAFFIC COUNTS | 2024

Central Avenue	10,694 VPD
McCallie Avenue	12,715 VPD
MLK Boulevard	11,455 VPD



## KEY FACTS - 5 MILES

**132,035**

Population

**35.8**

Median Age



**\$57,959**

Median Household  
Income



**\$37,695**

Per Capita Income



**\$85,931**

Median Net Worth

Population	1 miles	3 mile	5 mile
2024 Population	9,857	62,220	132,035
2029 Population	10,233	65,742	135,51
Median Age		33.7	35.8
Household		3 mile	5 mile
2024 Households	26.3	26,489	56,668
Average Household Income	\$95,344	\$88,413	\$87,726