

# FOR LEASE

±700 SF Available

Prime Office/Retail Leasing Opportunity in the Heart of Downtown Chattanooga

707 Cherry Street, Chattanooga, TN 37405



## HIGHLIGHTS

- Premier Office/Retail Leasing Opportunity in the Heart of Downtown Chattanooga
- ±700 SF
- Newly renovated
- Space features a nice bathroom and kitchenette / breakroom in the back
- Lease Rate: \$1,500 per month NNN
- Highly visible site with frontage on Cherry Street
- Prime corner location at the intersection of Cherry Street & E. 7<sup>th</sup> Street
- In close proximity to the University of Tennessee Chattanooga
- Great accessibility - Less than 1 mile to access to I-124
- Great location in downtown Chattanooga in the Innovation District



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Exclusively listed by:  
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Hamilton County

CHARLES  
HAWKINS CO.

## INNOVATION DISTRICT

Established in 2014



Known for its vibrant and innovative atmosphere, the district is home to several notable startups and beloved established businesses such as coffees shops and acclaimed restaurants.

The district offers several public spaces and is easy to navigate via attractive streets, a bike share program, and free downtown electric shuttles.

Chattanooga's Innovation District is a place where people from all walks of life can come together to create and collaborate. The Edney Innovation Center is the front door to Chattanooga's Innovation District, providing free public meeting spaces and abundant programming.

**The Innovation District of Chattanooga is the first innovation district in a mid-sized city,** and it has been featured in works by Brookings Institution, National League of Cities, The Kaufman Foundation, and The New York Times.

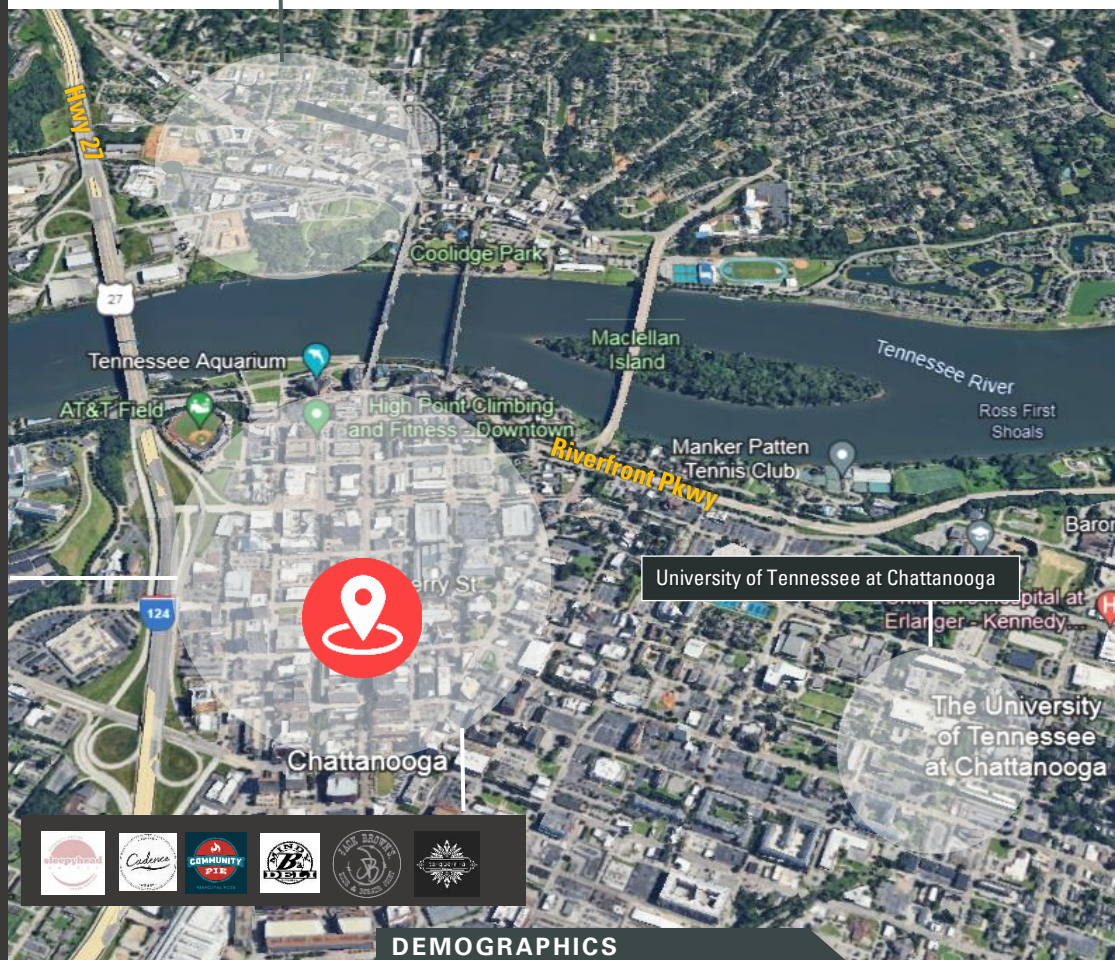
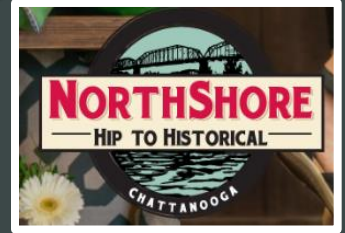
<https://www.theenterprisectr.org/programs-initiatives/innovation-district-entrepreneurship/about-the-innovation-district/>



## NORTH SHORE NEIGHBORHOOD

*Where Hip meets Historical*

The newly renovated retail center is located in the vibrant North Shore neighborhood in Chattanooga. This highly coveted neighborhood is situated on the Tennessee River across from the famous aquarium. This unique neighborhood features a theater, walking bridge, Carousel ride and nice recreation areas, as well as fine dining, unique shopping



### DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Population	4,910	35,638	97,470
Households	2,617	17,568	46,178
Income			
\$0 - 10k	494 20.99%	3687 23.58%	7811 18.92%
\$10 - 25k	591 25.11%	4485 28.68%	11276 27.31%
\$25 - 35k	318 13.51%	1987 12.71%	5645 13.67%
\$35 - 50k	383 16.27%	1983 12.68%	6251 15.14%
\$50 - 75k	307 13.04%	1970 12.60%	5696 13.80%
\$75 - 100k	114 4.84%	696 4.45%	2049 4.96%
>\$100k	147 6.24%	829 5.30%	2558 6.20%

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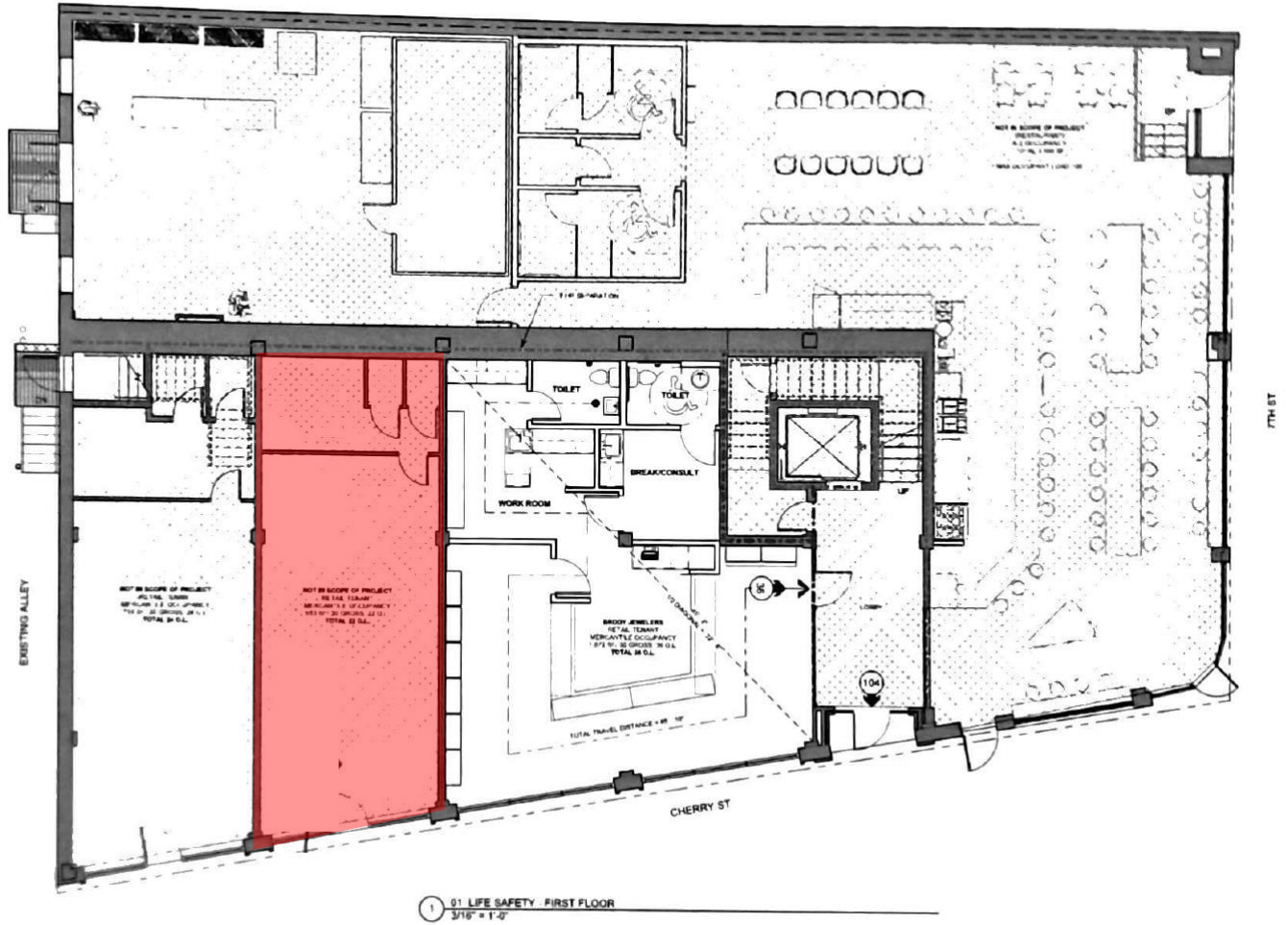
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## FLOOR PLAN



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