



For Sale

SELLER CONSIDERING ALL REASONABLE OFFERS

Value-Add • Office & Retail Investment

5805-5811 Lee Highway • Chattanooga, TN 37421



SVN
SECOND STORY
REAL ESTATE MANAGEMENT

SVN | Second Story is pleased to present to the market for sale a ±19,360 SF multi-tenant office and retail investment property. Located at 5805-5811 Lee Highway in Chattanooga, Tennessee this well-maintained, high-performing asset offers stable in-place income with clear value-add potential. The offering includes an income-generating billboard that is leased on a long-term basis. The property is positioned along one of the region's primary commercial corridors and benefits from excellent visibility, strong traffic counts, and easy accessibility to key commercial districts.

Fully occupied by a diverse tenant roster, the asset provides consistent cash flow with minimal near-term capital expense risk. Recent capital improvements, including replacement of HVAC units and installation of a partial new roof, have enhanced the building's efficiency and extended its useful life.

This offering presents a compelling value-add investment opportunity through strategic leasing initiatives. Many existing tenants are currently on month-to-month leases, creating a clear pathway for an investor to drive NOI growth by securing tenants on longer-term lease agreements. With opportunities for modernization and upgrades, there is significant room to increase rental rates to market levels. The property's strong location, high occupancy, and well-maintained physical condition position it well for continued performance and income growth.

Seller Considering All Reasonable Offers

The Offering

Sale Price	\$3,250,000 \$168 PSF
NOI	\$255,253

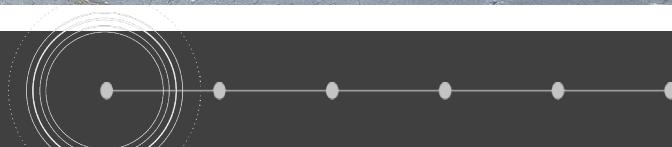
Property Summary

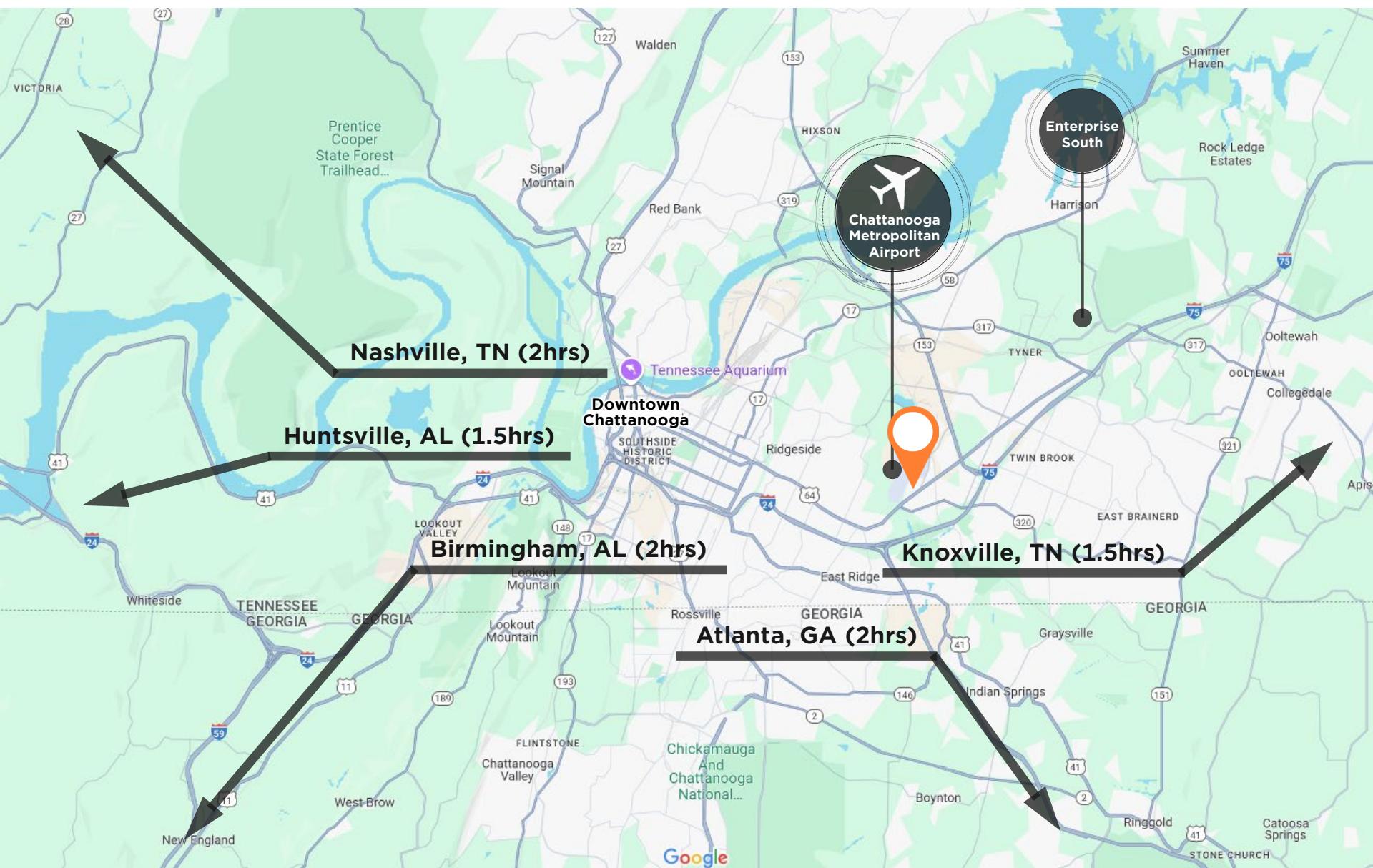
Address	5805-5811 Lee Hwy, Chattanooga, TN 37421
Market Area	Chattanooga Hamilton County
Property Description	Class B Office & Retail Building + Billboard
Rentable Building Area	±19,360 SF
Leasable Units	17 Suites + Billboard
Occupancy	100%
Year Built	1961 Renovated 2021-2024
Parking	60 Spaces
Lot Size	1.21 AC



Offering Highlights

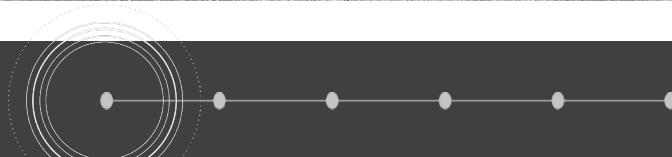
- **Stabilized Income with Upside** | Attractive opportunity for investors seeking both income stability and value-add potential | Solid tenant mix with strong in-place cash flow and minimal near-term capital exposure.
- **Value-Add Opportunity** | Clear path to drive NOI growth by securing tenants on longer-term lease agreements and increasing rental rates to market levels | Current rents average just below \$15 PSF, with market rates approaching \$19 PSF
- **Recent Capital Improvements** | Majority of HVAC units replaced 2021-2024 and partial new roof installed in 2024
- **Prime Location & Visibility** | Highly visible frontage along heavily trafficked Lee Highway corridor (+33,500 VPD) with easy access to key commercial districts
- **Attractive Market Fundamentals** | Located in a growing trade area with strong demographic trends and rising consumer demand





Excellent exposure for retail or service-based users with over 33,500 vehicles passing daily







5805 Lee Highway | Suites 301-307

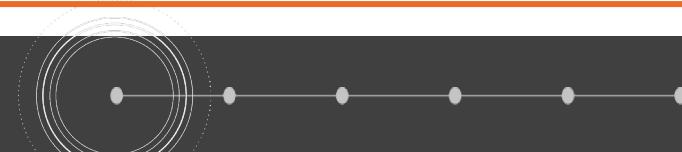


5811 Lee Highway | Suites 401-416



Rent Roll

Suite	Tenant Name	SF Leased	Lease Rate	Annual Rent	Annual Reimb.	Total Income	Lease Type	Rent Start	Rent End	Annual Escal.	Options
5805 LEE HIGHWAY											
301	McMahon Insurance	800	\$13.43	\$10,740.00		\$10,740.00	MG	2022	MTM		
302	Assisting Hands Homecare	800	\$15.00	\$12,000.00	\$900.00	\$12,900.00	MG	2023	2026	3%	(1) 3-year
303	Dr. VanArsdale	800	\$13.65	\$10,920.00		\$10,920.00	MG	2011	MTM		
304	Richard Genter Enterprises	800	\$15.00	\$12,000.00	\$900.00	\$12,900.00	MG	2024	2029	3%	
305	Dr. Nichole Boaz	800	\$15.00	\$12,000.00		\$12,000.00	MG	2006	MTM		
306	Allpro Staffnet	1,565	\$15.00	\$23,475.00	\$1,800.00	\$25,275.00	MG	2023	2026	3%	
307	US Appliances	800	\$18.00	\$14,400.00	\$900.00	\$15,300.00	MG	2024	2027	3%	(1) 5-year
5811 LEE HIGHWAY											
401-402-403	Olympic Enterprises	3,250	\$15.50	\$50,375.00	\$2,700.00	\$53,075.04	NN	2024	2027	3%	
404	Listen Hear (dba Miracle Ear)	1,250	\$18.00	\$22,500.00	\$900.00	\$23,400.00	MG	2025	2030	3%	(1) 5-year
405-406	Inconz Salon	1,275	\$12.24	\$15,606.00	\$1,182.00	\$16,788.00	MG	2024	2028	6.5%	(1) 5-year
407-408	Inconz Salon	1,500	\$12.00	\$18,000.00	\$2,082.00	\$20,082.00	MG	2024	2028	6.5%	(1) 5-year
409-410	Inspire Hair & Make Up	1,600	\$12.29	\$19,669.08	\$1,800.00	\$21,464.00	MG	2022	2027	3%	(2) 3-year
411	Farmers Insurance	800	\$14.25	\$11,400.00	\$900.00	\$12,300.00	MG	2022	2027	5.5%	
412	Elect Home Healthcare	800	\$11.25	\$9,000.00		\$9,000.00	MG	2014	MTM		
414	Ink House LLC	800	\$18.00	\$14,400.00	\$900.00	\$15,300.00	MG	2024	2027	3%	(2) 3-year
415	Shelter Insurance	800	\$11.70	\$9,360.00		\$9,360.00	MG	1997	MTM		
416	Snatched & Pretty Day Spa	920	\$15.45	\$14,214.00	\$900.00	\$15,114.00	MG	2022	2025	3%	(1) 5-year
Billboard	Reagan Outdoor Advertising	Billboard		\$8,949.96		\$8,949.96	MG	2022	2031	3%	
		19,360		\$289,003.96	\$15,864.00	\$304,867.96					



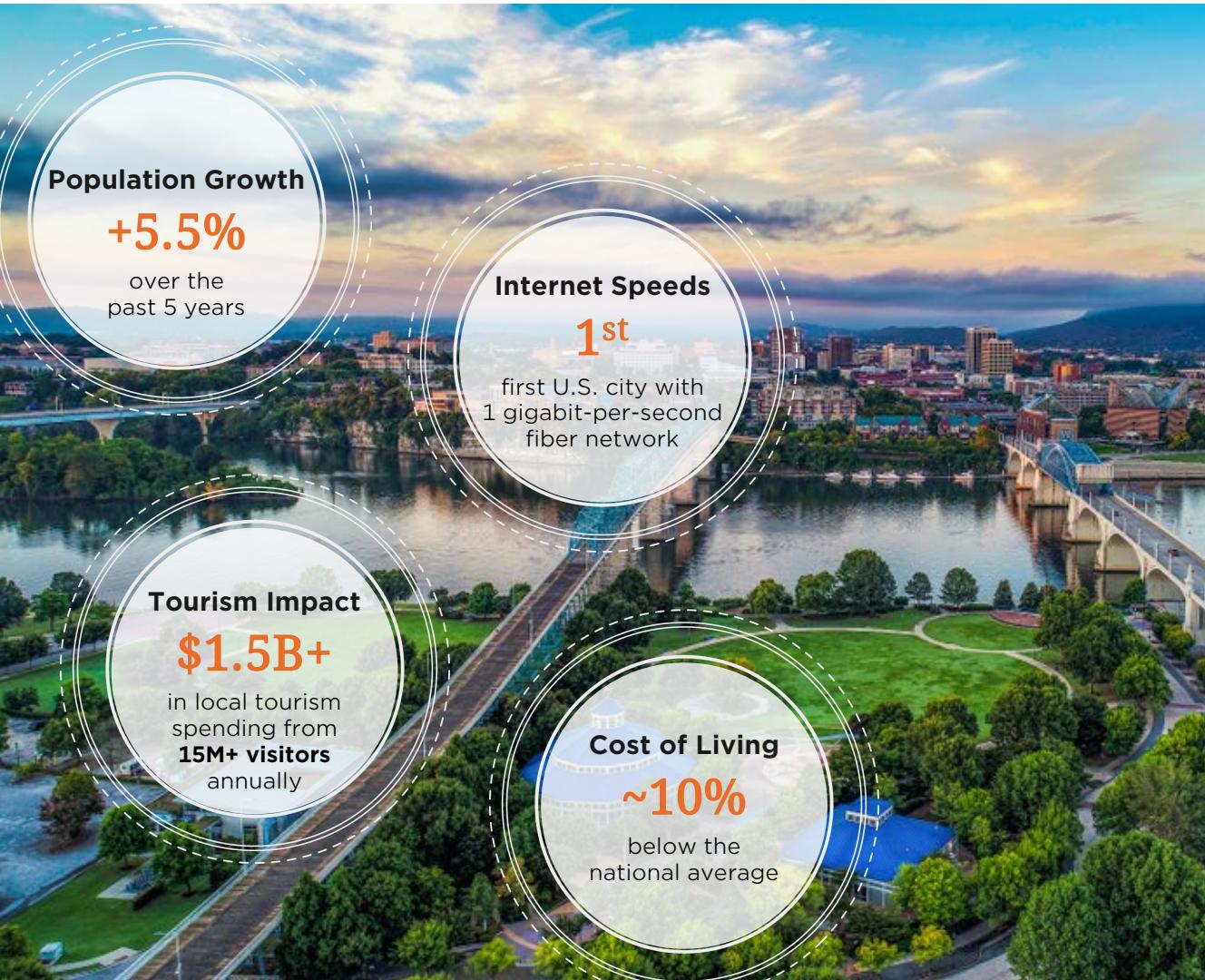
Operating Statement | Proforma

INCOME	CURRENT	PROFORMA
Rental Income	\$289,003.96	\$349,365.04
Reimbursement CAM	\$15,864.00	\$21,600.00
Reimbursement Taxes & Insurance	\$8,336.10	\$8,336.10
Reimbursement HVAC PM	\$2,541.24	\$5,975.00
Vacancy Loss (5%)	\$0.00	\$0.00
	\$315,745.30	\$385,276.14
EXPENSES		
Property Taxes	\$23,091.31	\$23,091.31
Insurance	\$3,000.00	\$3,000.00
Water/Sewer	\$5,000.00	\$5,000.00
Dumpster	\$2,671.00	\$2,671.00
Landscaping	\$5,050.00	\$5,050.00
Maintenance & Repairs	\$10,000.00	\$10,000.00
HVAC PM	\$5,975.00	\$5,975.00
Pest Control	\$3,205.00	\$3,205.00
Other/Miscellaneous	\$2,500.00	\$2,500.00
	\$60,492.31	\$60,492.31
NET OPERATING INCOME	\$255,252.99	\$306,092.81
CAP RATE	7.9%	10%





Chattanooga, TN | Fast-Growing, Tech-Enabled, Investor-Friendly



Vibrant, Expanding Economy

- Over \$4B in recent corporate investment from Volkswagen, Amazon, Alstom, Wacker Polysilicon, and others
- Strong base of manufacturing, industrial, and distribution employment
- “Gig City:” Growing technology hub offering the fastest municipal internet grid in the Western Hemisphere
- Expanding population and workforce driving housing, retail, and commercial demand

New major developments supporting tourism and lifestyle growth:

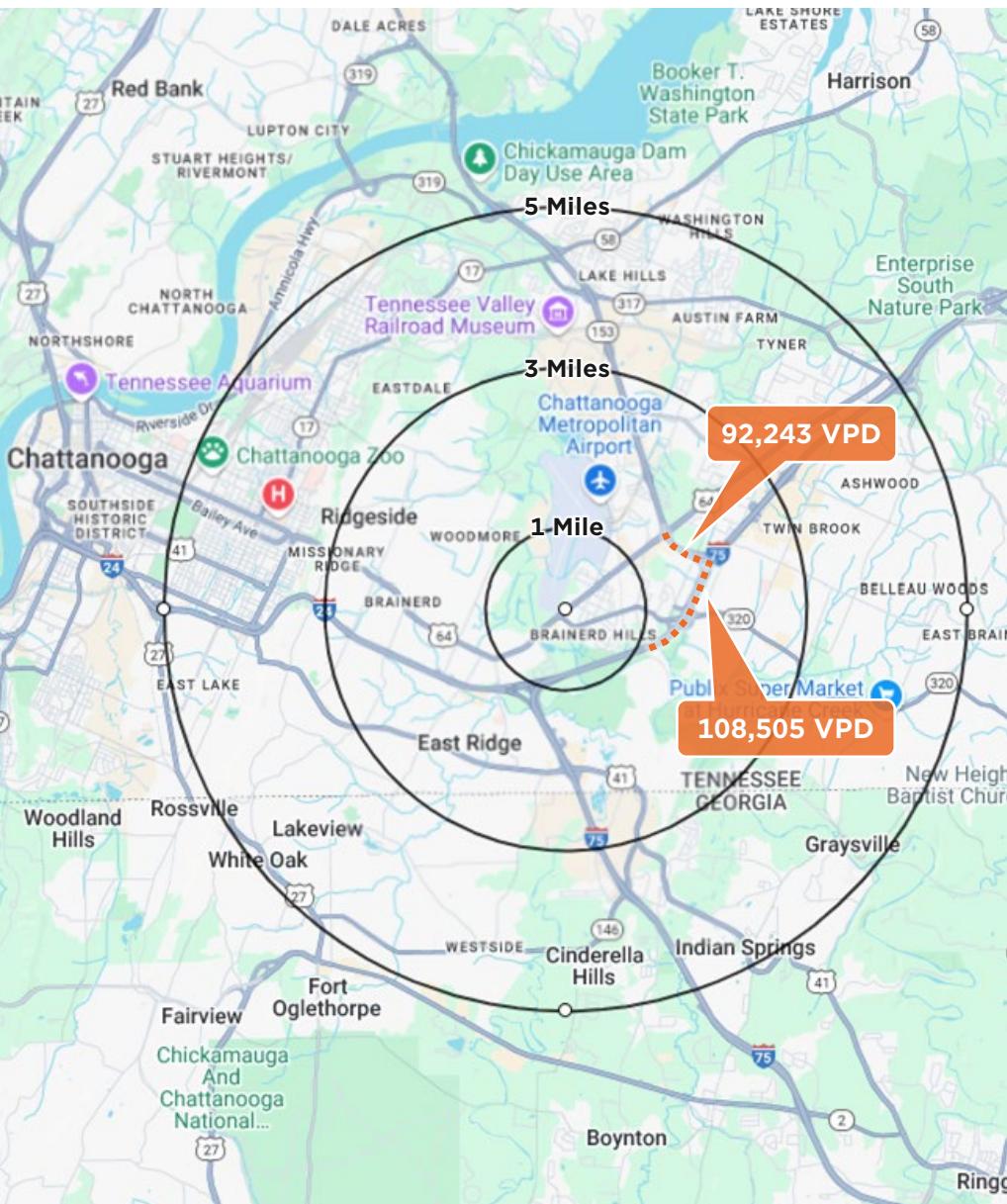
- **The Bend:** 120-acre mixed-use riverfront project with +450 residential units, +300K SF retail/entertainment, +700K SF office, +250 hotel rooms, and 300 marina slips
- **ONE Riverfront:** Comprehensive revitalization of the riverfront district with new housing, business space, and pedestrian-focused public realm improvements

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,313	50,845	144,038
2029 Projection	3,326	51,468	146,967
Median Age	36.3	39.3	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,583	22,877	60,174
Persons Per HH	2.09	2.21	2.36
Average HH Income	\$57,283	\$80,113	\$85,140
Median Home Value	\$260,300		

Demographics data derived from Esri



DISCLAIMER

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