



Up To 22,000 SF of Office Space Available
Cleveland, TN 37311



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PROPERTY SUMMARY

This prime office space on Keith Street features adaptable areas for training and meetings, break rooms, and a loft-style studio perfect for creative work environments. The space can be subdivided to suit your needs and is available for short or long-term leases. Enjoy the convenience of being within walking distance to a Starbucks, gym and multiple popular restaurants with patio seating, ideal for casual meetings. This versatile office space is designed to accommodate businesses of all sizes. Please contact us today to schedule a showing or discuss leasing options!



SITE AERIAL



AutoZone

Little Caesars

O'Reilly
AUTO PARTS

FAMILY DOLLAR

STARBUCKS
COFFEE

DG

UNITED GROCERY OUTLET

DOLLAR TREE



TITLEMAX

save a lot

REGIONS

Pinnacle
FINANCIAL PARTNERS

AAA
Mini Storage

Southside
FITNESS

Advanced
Collision



Listing Highlights

- Easily divisible into sections of 2,000SF
- Approximately 2,000 to 22,000SF of total office space available now
- Excellent open concept - Great for a call center
- Ample parking available in the Village Green Center
- Furnished space available



DEMOGRAPHICS

POPULATION

	3 MILES	5 MILES	10 MILES
2020 Population	41,339	72,902	112,369
2024 Population	43,111	75,608	116,588
2029 Projected Population	45,512	79,743	123,105
Median Age	36.5	38.5	40.4

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020 Households	16,074	28,256	43,110
2024 Households	16,909	29,465	44,875
2029 Household Projection	17,891	31,130	47,448

INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
Average Household Income 2024	\$62,404	\$69,829	\$77,359

MARKET OVERVIEW

- The Chattanooga MSA is made up of Dalton GA, Cleveland, and Chattanooga located in Southeast Tennessee. With a population of 580,971, it is the fourth largest MSA in the state (after Nashville, Memphis and Knoxville). It is the second fastest growing city (second to Nashville) with a annual population growth rate of 0.98%. Its population has increased by 9.82% since census recorded population of 167,674 in 2010. Chattanooga has a population density of 1,288 people per square mile.
- Since 2011, Chattanooga and Hamilton County have celebrated 60 business expansions resulting in 11,686 new jobs and more than \$2 billion in capital investment.
- With inexpensive office space and utilities -- plus the least expensive gigabit-per-second Internet service in the country -- Chattanooga makes doing business affordable. In fact, a recent ranking by SmartAsset found the estimated first-year costs for running a business in Chattanooga are about half of that in Silicon Valley.
- Cleveland, TN is the county seat of Bradley County and is home to Lee University. Cleveland is a part of the Chattanooga, TN MSA which has had a 13% growth in GDP from 2018 to 2022.
- Chattanooga and Cleveland are served by multiple railroads, Interstates and highways making it a transit hub. Chattanooga lies 118 miles (190 km) northwest of Atlanta, GA, 112 miles (180 km) southwest of Knoxville, TN, 134 miles (216 km) southeast of Nashville, TN, 102 miles (164 km) east-northeast of Huntsville, AL and 147 miles (237 km) northeast of Birmingham, AL.



BROKERS

John is a Commercial Real Estate Advisor with over 8 years of experience in sales, recruiting and marketing. He has a strong entrepreneurial spirit and a passion to help others create and grow their visions. When he is not working, John is usually cooking, playing golf and spending time with his family. John loves to explore new places and meet new people. He is always open to learning about opportunities and giving advice where I can. Please feel free to reach out.

Hunter's expertise includes investment sales and leasing shopping centers. He has worked with many sellers and landlords throughout the southeast in selling or leasing over one million total square feet. He won the CoStar Power Broker award each year from 2020 to 2022 in the retail sector. In 2023, Hunter won SVN's prestigious President's Circle award by being ranked as one of the top fifteen SVN advisors out of over 2,000 nationwide. In 2024, he was also awarded CREXi's Platinum Broker award. Hunter maintains strong tenant relationships representing several national tenants throughout Georgia and Tennessee. Hunter's knowledge of leasing as well as capital markets make him a true asset for a shopping center owner.



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