



**FOR LEASE | 1,300 SF FORT WOOD SUITE
870 VINE ST, SUITE 100, CHATTANOOGA, TN**



SVN | Second Story Real Estate Management



Nick Petras

Office: (423) 682-8241

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FOR LEASE

AVAILABLE SPACE: 1,300 SF

870 Vine St, Suite 100 | Chattanooga, TN 37403

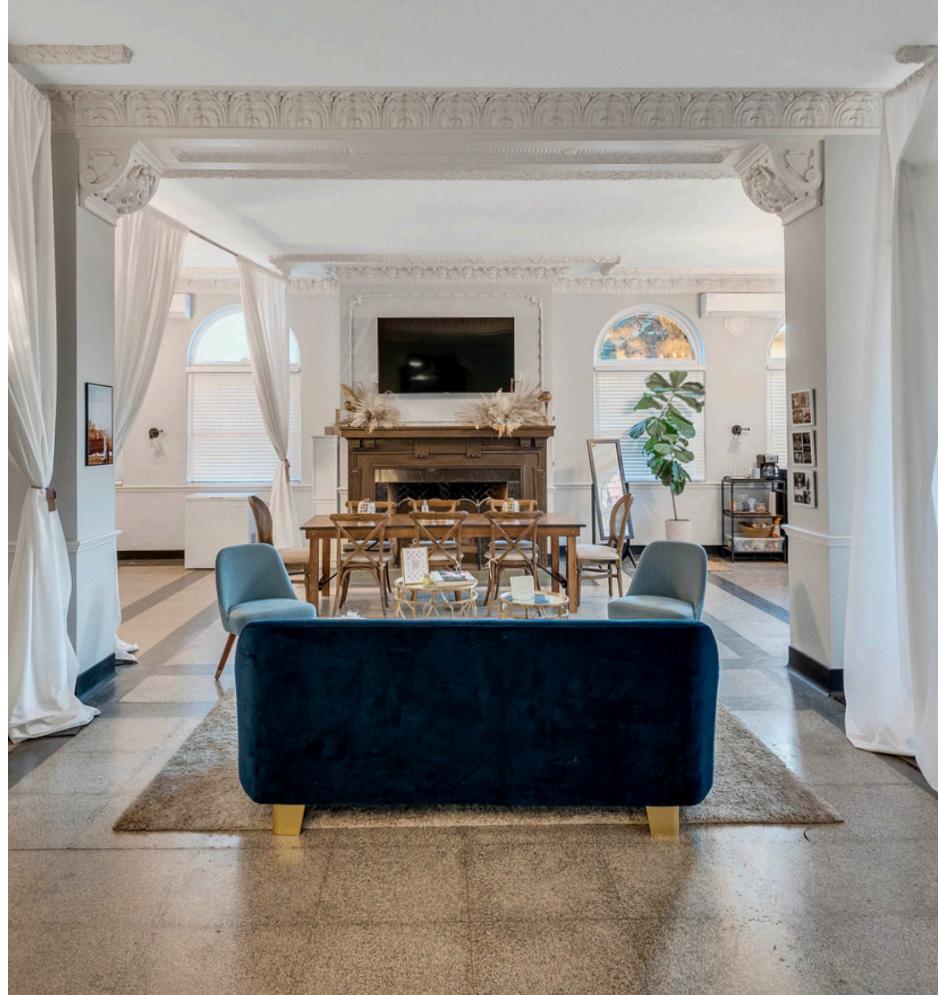
LISTING HIGHLIGHTS

Asking Lease Rate: \$14/SF/Year Full Service

Available Space: 1,300 SF

LOCATION & AREA BENEFITS

- **Location:** Walking distance to UTC campus, Erlanger Hospital, and the Downtown Business District.
- **Strong Demographics:** Proximity to University of Tennessee at Chattanooga (UTC) provides a consistent flow of students, faculty, and professionals.
- **Urban Lifestyle:** Surrounded by popular local cafes, restaurants, and residential lofts.



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MCKENZIE
ARENA



THE UNIVERSITY OF TENNESSEE
CHATTANOOGA



WAREHOUSE
ROW
EST. 1904
CHATTANOOGA, TENNESSEE

ODDSTORY
BREWING CO
CHATTANOOGA, TN



SUBWAY

The Yellow Deli



THE
HOTEL CHALET
at The Choo Choo

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2020	8,934	57,681	127,872
2024	11,363	66,426	138,444
2029 Projected	12,511	72,111	148,674
Median Age	28.5	34.4	36.5

HOUSEHOLD CHARACTERISTICS	1 MILE	3 MILES	5 MILES
2020	3,462	24,464	54,442
2024	4,770	28,683	59,361
2029 Projection	5,314	31,272	63,931

INCOME CHARACTERISTICS	1 MILE	3 MILES	5 MILES
2020 Average Household	\$73,197	\$67,764	\$68,074
2024 Average Household	\$76,290	\$72,866	\$71,179
2029 Projected Household	\$77,710	\$74,180	\$72,238



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BROKERS

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, Nick prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.



Nick Petras
Commercial Advisor

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