



NEW BUILD OFFICE SPACE AVAILABLE FOR LEASE

Available: 5,800 SF (divisible down to 1,400 SF)
6736 Lee Hwy | Chattanooga, TN 37421



SVN | Second Story Real Estate Management

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RETAILER MAP



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Additional Photos

- Interior pictures are examples of how shell space could be built out



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DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
2024 Population	40,500	113,822	342,387
2029 Projected Population	41,293	115,392	356,894
Median Age	40.3	40.6	39.5
Households	3 Miles	5 Miles	10 Miles
2024 Households	17,754	47,813	146,436
2029 Projected Households	18,929	50,844	156,052
Average Household Income 2024	\$80,777	\$80,177	\$82,106



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BROKERS

Kelly Fitzgerald is SVP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$135 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.

Samuel Vaden serves as the Director of Office Investment Sales & Leasing within the brokerage department and is a licensed real estate professional in the state of Tennessee. With over 15 years of experience across multiple MSAs, he specializes in investment sales, leasing, occupier services, and 1031 Tax Exchange advisory. Over the course of his career, Samuel has successfully executed more than \$500 million in transaction volume, representing investment groups, landlords, tenants, and 1031 exchange clients. Outside of work, Samuel enjoys cheering on Army/West Point, cooking, wine tasting, and traveling with his wife, Loren.



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