

 **NORTHPOUND**  
PARTNERS

 **ALPINE VENTURES**  
REAL ESTATE COMPANY

  
**CHOO CHOO**

**HISTORIC  
CHATTANOOGA  
CHOO CHOO**

**2024 RESTAURANT & ENTERTAINMENT OPPORTUNITY**

Chattanooga Choo Choo, located at 1400 Market Street, is a historic train terminal built in 1909 that has been converted into a 42,000-square-foot retail oriented mixed-use property with a tenant mix of local and regional operators that capture both residents and tourists alike. The campus is unique in that it's composed of the Glen Miller Gardens, the iconic Dome Building, and a Hotel & Convention Center.

The property is located in the growing Southside district of downtown Chattanooga and runs the full length of Station Street, between Main Street and Market Street. The unique and historic space has 900–4,600 SF of retail/entertainment available, including outdoor patio space.



### **PROPERTY HIGHLIGHTS INCLUDE:**

- Ample street parking and adjacent 600 car parking garage.
- Located in the heart of Chattanooga's most vibrant neighborhood.
- Co-tenancy includes: Frothy Monkey, Gate 11 Distillery, Elsie's Daughter, Stir, The Signal, Nic & Normans, Comedy Catch, Lost in Transit.
- Large gardens that are consistently programmed throughout the year to include beer and whiskey festivals, St. Patrick's Day celebrations, weddings, Derby Party, and more.
- Property and neighborhood are a draw to both locals and tourists.



# PROJECT ORIENTATION



# RETAIL PLAN

**CENTRAL BUSINESS DISTRICT**

WAREHOUSE ROW

GOODFELLAS PIZZERIA  
WANDERLINGER BREWING

ST. JOHN'S  
MEETING PLACE  
URBAN STACK

MOXY HOTEL

**DOWNTOWN CHATANOOGA**

CLUMPIES ICE CREAM  
KINLEY HOTEL  
THE HOT CHOCOLATIER

THE SIGNAL



**CHOO CHOO**

CHATTANOOGA MARKET

CHATTANOOGA WHISKEY EXPERIMENTAL DISTILLERY

FEED TABLE AND TAVERN

NAKED BREWING

HELLO MONTY

BLUE ORLEANS

VK SALON

CHATTANOOGA BREWING

HIFI CLYDE'S CHATANOOGA

MEAN MUG

BLUEGRASS GRILL

FINLEY STADIUM

EGGMAN BAGELRY

FLYING SQUIRREL

IMBIBE CHATANOOGA

DOS BROS

SMOOTHIE KING

FIVE WITS BREWING

MAIN STREET MEATS

SOUTHSIDE SOCIAL

VALKYRIE AXE THROWING

PLAY WASH PINT

STATE OF CONFUSION

SLICK'S BURGERS

PIZZA BROS

THE LOCAL JUICERY + KITCHEN

NEIDLOV'S

STATE OF CONFUSION

SLICK'S BURGERS

FLAMING ROOSTER

HONEY SEED

SPENGA

CENTER MEDSPA

BLEU FOX CHEESE SHOP

OUTPOST

SYNERGY CLIMBING

SCOUT'S BARBERSHOP

SCENIC CITY ORTHODONTICS

GO DOG CHATANOOGA

TVFCU

LOST ART OF STATIONARY

ESCAPE EXPERIENCE

ARTS AVENUE

VELO COFFEE ROASTERS

**HALF MILE / TEN MINUTE WALK**

**FUTURE SITE OF LOOKOUT STADIUM**

**JEFFERSON HEIGHTS PARK**

**JEFFERSON HEIGHTS**

## BY THE NUMBERS

78

WALKING SCORE  
(VERY WALKABLE)

11,929

HOUSEHOLDS WITHIN  
2-MILE RADIUS

\$62,991

AVERAGE HOUSEHOLD INCOME  
WITHIN 2-MILE RADIUS

27,500

VEHICLES PER DAY AT MAIN AND  
MARKET ST INTERSECTION

## NOTABLE EMPLOYERS





122-KEY HOTEL INCLUDING 22 ROOMS INSIDE HISTORIC PULLMAN SLEEPER CARS



3-ACRE CHOO CHOO GARDENS AT THE CENTER OF THE MASTER PLAN





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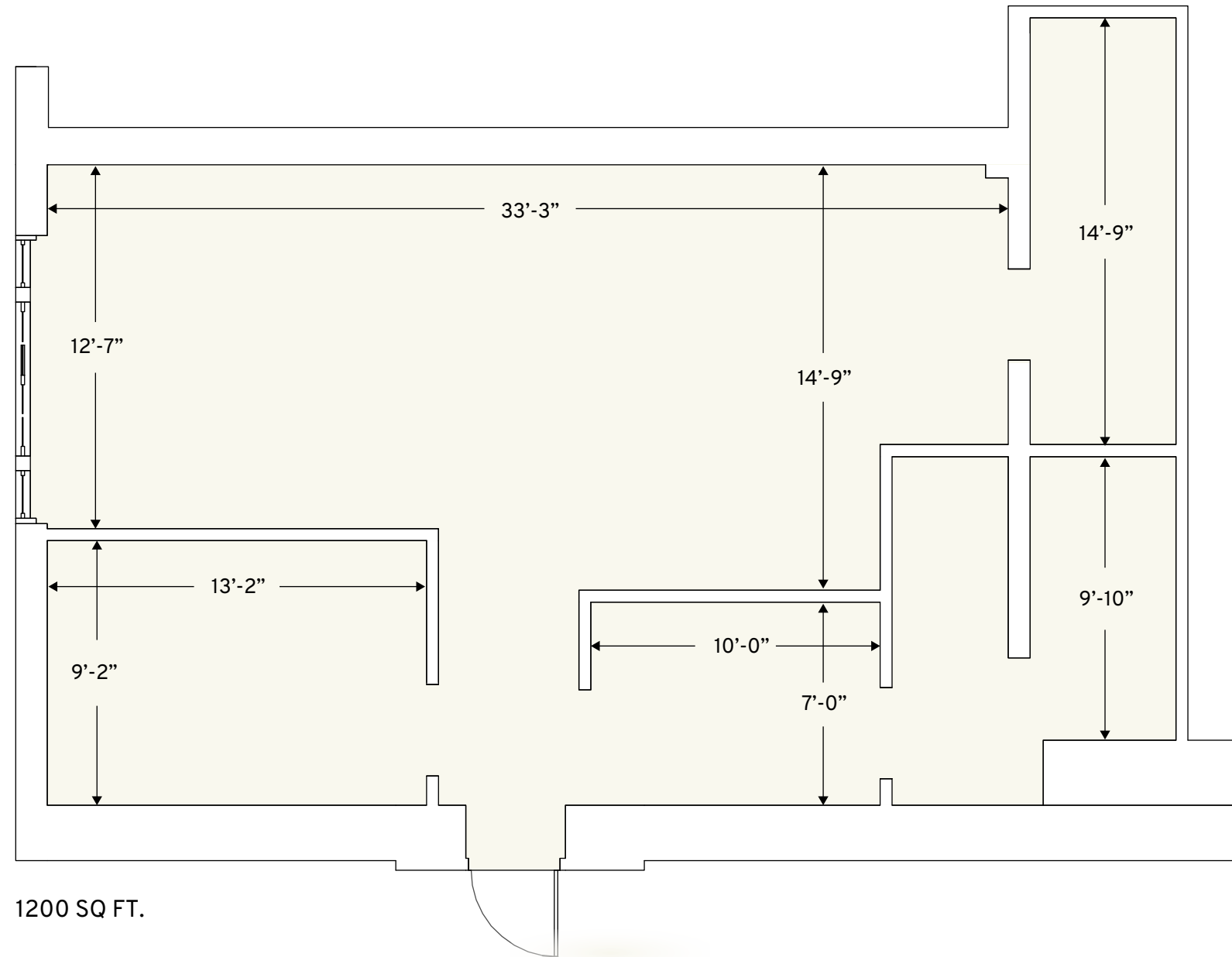


# SITE PLAN





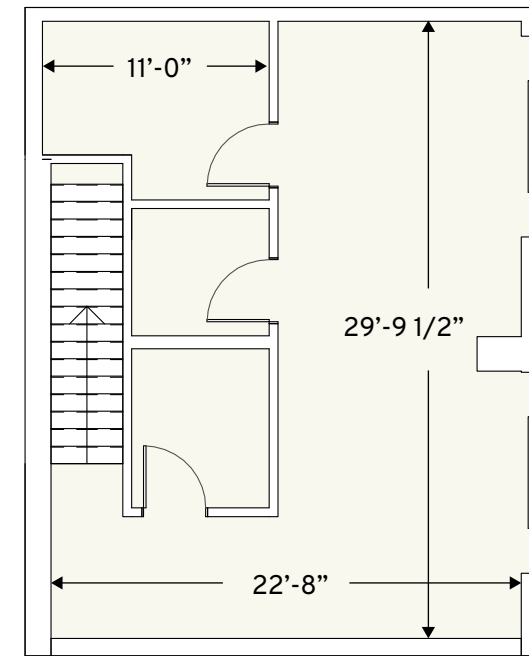
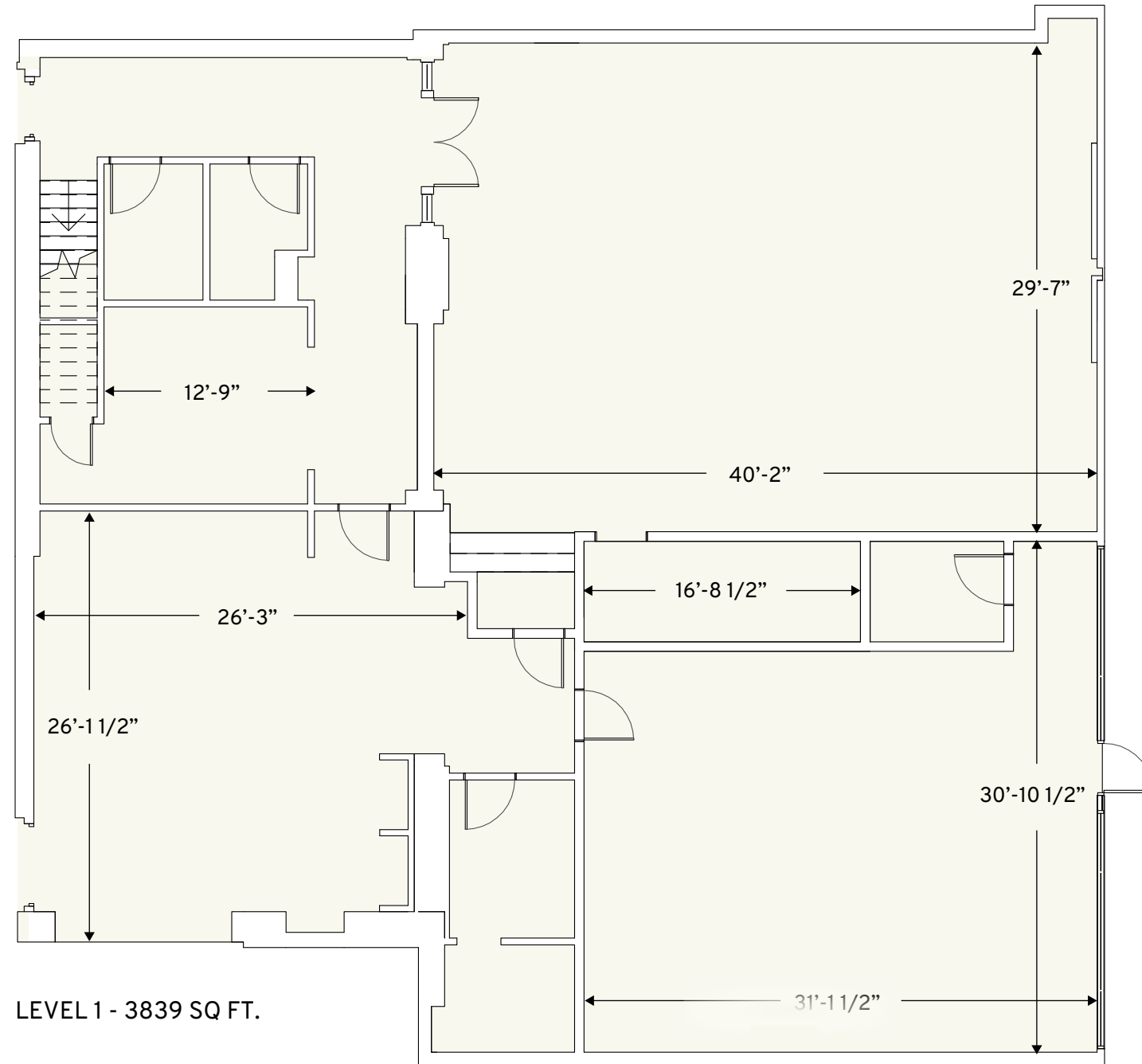
# TENANT SPACE A





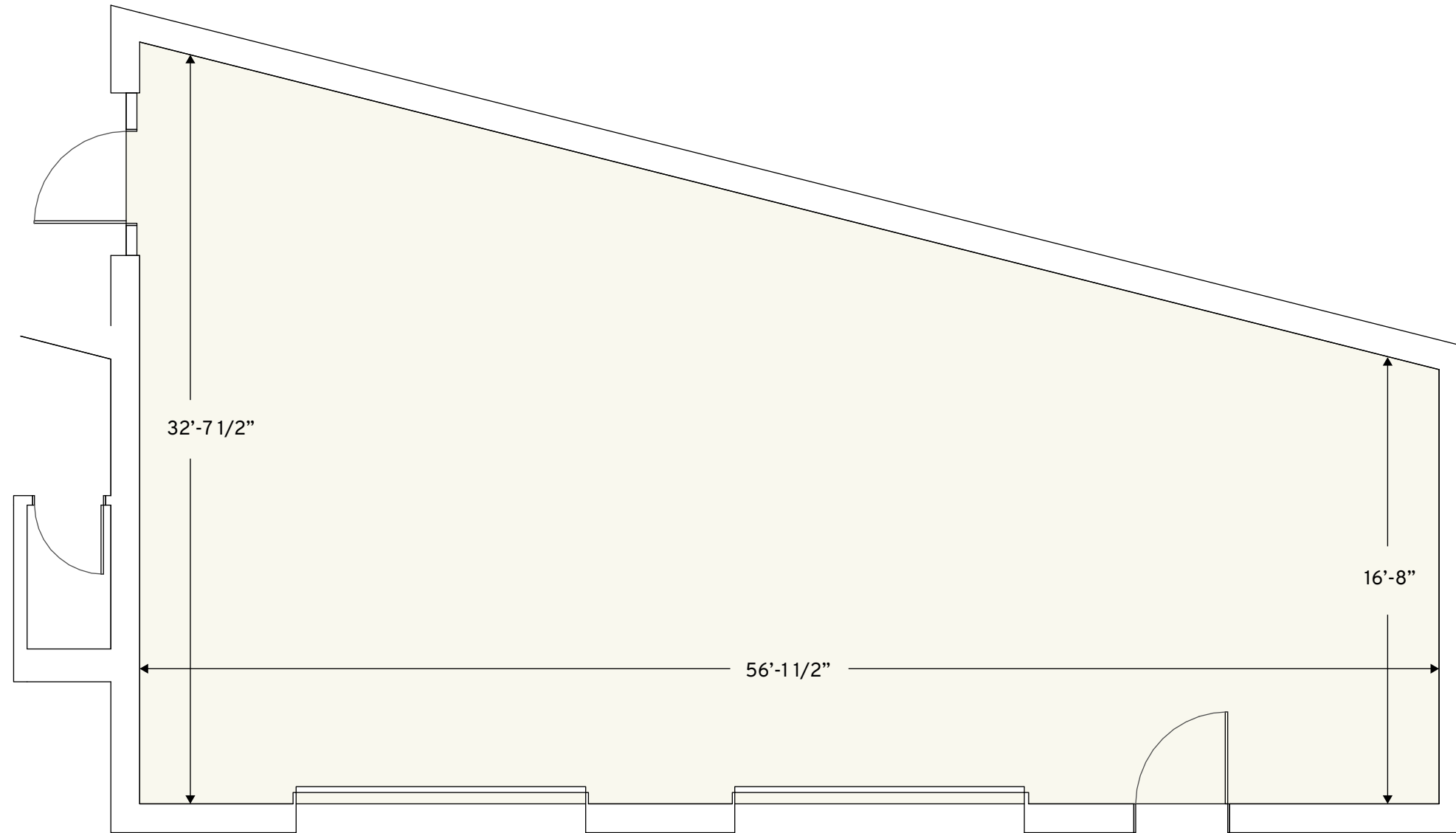
# TENANT SPACE B

TOTAL SQ FT - 4627 SQ FT.





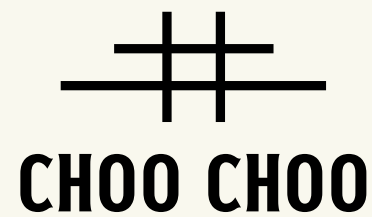
# TENANT SPACE D



1668 SQ FT.

# LET'S TALK

The historic Chattanooga Choo presents a unique opportunity for retail/entertainment uses between 4,000 and 7,000 square feet with desirable outdoor patio area available. The property is located in the growing Southside district of downtown Chattanooga on Station Street, the only open container street in Chattanooga, and is conveniently positioned between Main Street and Market Street.



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