



**RETAIL/OFFICE SPACE AVAILABLE | 123 E 7<sup>TH</sup> ST**  
**DOWNTOWN CHATTANOOGA**

**AVAILABLE SPACE: 1,344 - 3,878 SF**



**SVN | Second Story Real Estate Management**

**Sam Vaden**

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**Nick Petras**

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# RETAIL/OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 1,344 - 3,878 SF  
123 E 7<sup>th</sup> St | Chattanooga, TN 37402

## LISTING HIGHLIGHTS

<b>Asking Lease Rate:</b>	\$22 - \$23 psf
<b>Available Space:</b>	3,878 SF
• <b>Suite 100:</b>	2,534 - 3,878 SF
• <b>Suite 101:</b>	1,344 - 3,878 SF

## PROPERTY DESCRIPTION

123 E 7th St offers two versatile spaces that combine visibility, accessibility, and a walkable urban environment. Located steps away from restaurants, retail, and professional services, this property places your business in the center of Chattanooga's thriving downtown corridor. With strong foot traffic, nearby parking, and flexible layouts, these suites are well-suited for retail, office, or service-oriented tenants seeking a dynamic location.



*The owner is willing to sell the building as well. If you are looking for an investment or need a small office space and want to own your building as an income producing asset, give us a call!*



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## HIGHLIGHTS

- Excellent location across from the courthouse.
- Large windows and open concept with an inviting historic atmosphere.
- This suite also gains shared access to the rooftop deck on the building for afternoon fresh air breaks from office work.
- Located in the heart of Downtown Chattanooga
- Surrounded by restaurants, retail, and professional offices
- Ideal Uses
  - Retail
  - Office
  - Service-oriented businesses
  - Boutique or specialty shops



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CHATTANOOGA  
**LOOKOUTS**  
SLATED  
FOR MIXED  
USE 2026

BlueCross BlueShield  
of Tennessee

first baptist church  
CHATTANOOGA  
www.fbcchattanooga.org

Holiday Inn  
Express

Agave & Rye  
Tacos & Bourbon Hall  
**COLD STONE**  
CREAMERY  
HENNENS

TENNESSEE AQUARIUM  
IMAX  
THEATER

TENNESSEE  
AQUARIUM

THE ICE CREAM SHOW  
THE  
EDWIN  
HOTELS  
WHISKEY  
MAY

Sitar  
CHATTANOOGA, TN

erlanger  
DRURY  
INNA SUITES  
2025

CAC  
Steam  
Logistics

JAX  
STATION

GOLDS  
GYM

Hampton  
by Hilton

BIG  
Ruby  
Sunshine  
Real Branch Life

TACOMAC

DOUBLE TREE  
BY HILTON

H  
Holiday Inn

tvfcu

SouthEast  
bank

REGIONS



Kindred  
Hospitals  
Empowered by ScionHealth

TRUIST

THE WESTIN  
CHATTANOOGA

Old  
GILMAN  
Grill

BISTRO & BAR

MILLENNIUM  
BANK

Starbucks

COMMUNITY  
PIE

ATTACK  
& TATSU

JOHN J.  
JENNIFER



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## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
2020	11,398	49,020	115,542
2024	14,393	57,176	126,040
2029 Projected	15,832	62,186	135,613
Median Age	31.3	34.2	36.4

### HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	5,387	21,277	49,365
2024	7,275	25,311	54,327
2029 Projection	8,085	27,654	58,638

### INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$69,037	\$72,552	\$70,109
2024 Average Household	\$75,990	\$76,081	\$73,344
2029 Projected Household	\$77,906	\$76,923	\$74,388



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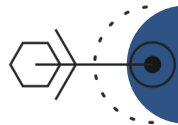
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# ABOUT THE BROKER

SVN | SECOND STORY REAL ESTATE MANAGEMENT



**Sam Vaden**  
Director of Office Investment  
Sales & Leasing

(423) 402-0277

samuel.vaden@svn.com

[secondstoryproperties](https://secondstoryproperties.com)

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.



**Nick Petras**  
Commercial Advisor

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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.

