



PRIME RETAIL/PROFESSIONAL SPACE | FOR LEASE
8000 E Brainerd Rd, Chattanooga, TN 37421



SVN | Second Story Real Estate Management

Kelly Fitzgerald

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Nick Petras

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PROPERTY SUMMARY

Space & Suite Specifications

- **Space Available:** 1,620 SF
- **Lease Term:** Negotiable
- **Rate:** \$26/SF/YR (NNN)

Property Description

Located in the heart of East Brainerd, one of Chattanooga's most established and vibrant commercial corridors.

The property sits within a high-income demographic pocket, surrounded by a dense mix of residential neighborhoods and major national retailers, ensuring a steady stream of local and destination shoppers.

Beyond its retail appeal, this property is perfectly suited for professional services.



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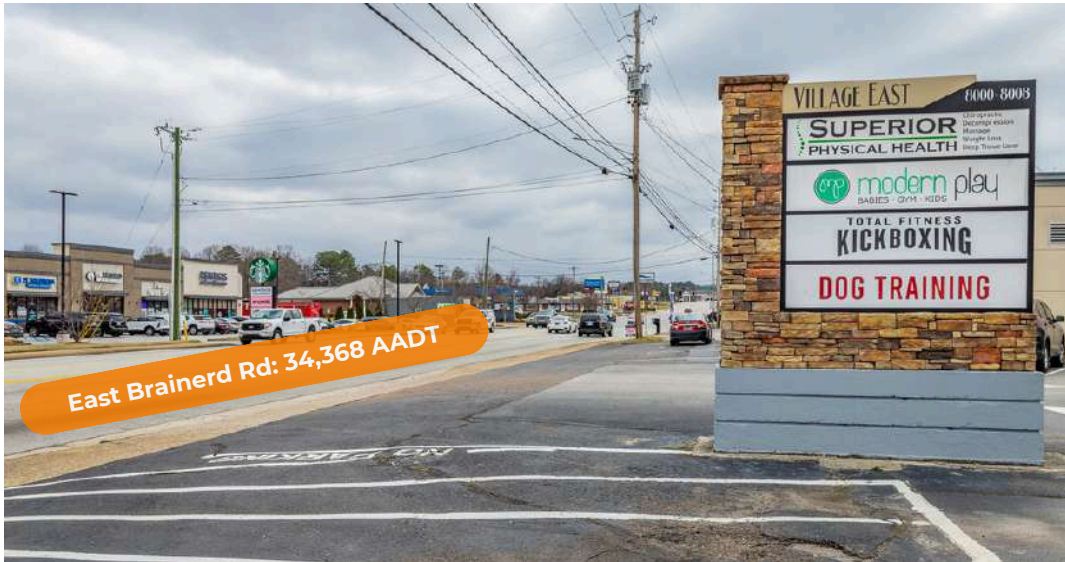
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BUILDING HIGHLIGHTS



Highlights

- **Maximum Curb Appeal:** Prominent building signage and monument placement.
- **Convenience:** Generous shared parking field with easy access for customers turning from both directions.
- **Turn-Key Potential:** Clean interior finishes with modern HVAC and lighting systems in place.
- **Strategic Positioning:** Just minutes from **I-75** and the **Hamilton Place** mall area, providing regional reach without the mall traffic congestion.
- **Traffic Count:** 34,368 AADT



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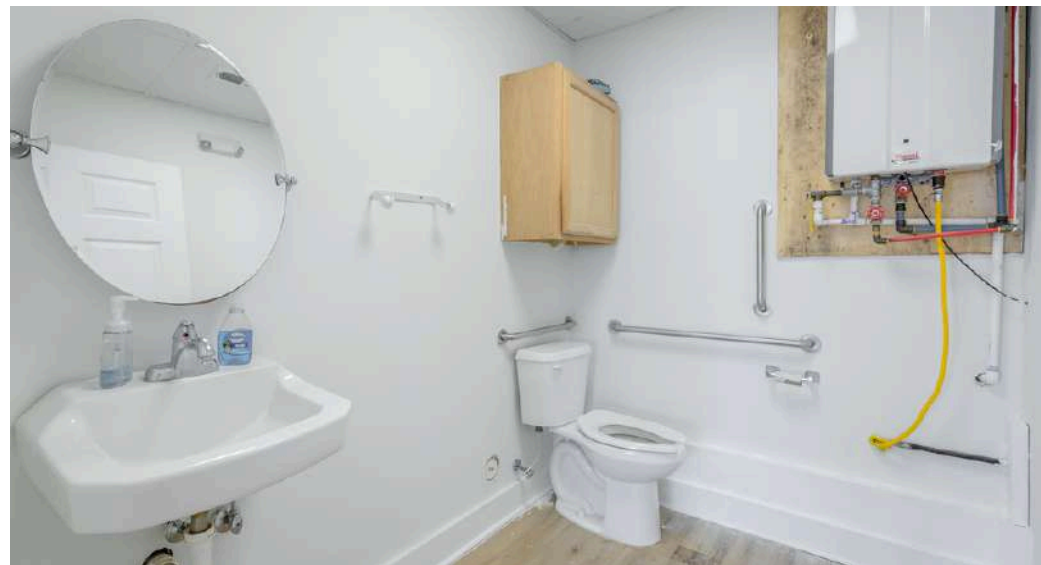
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INTERIOR PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020	7,165	44,298	97,695
2024	7,117	44,577	98,729
2029 Projected	7,541	47,183	104,386
Median Age	38.2	41.4	41

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,032	18,149	39,117
2024	2,998	18,261	39,498
2029 Projection	3,179	19,363	41,823

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$100,833	\$95,625	\$85,174
2024 Average Household	\$110,877	\$103,071	\$88,648
2029 Projected Household	\$112,453	\$104,461	\$89,590



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THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.






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.

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.






Kelly Fitzgerald
Senior Vice President of
Commercial Brokerage

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