

FOR LEASE

1885 Building at the Incline

3914 St. Elmo Avenue, Chattanooga, TN 37409



- **Space Available:**

- Suite A: +/-621 RSF

- Large reception/greeting area with wet sink bar area, private office with exterior windows and additional office/storage area

- Limited on-site parking is available
- Center is located directly across from Incline Railway, which receives over 300,000 visitors per year
- AADT 17,755 (estimate) as of 2021
- Area businesses include Tap House, Amigo's Mexican Cucina, 1885 Grill, Empyreal Brewing, Wood Designs, Mr. T's Pizza, Southern Soul Yoga, Mike's Tavern (coming soon), Incline Railway, Clumpie's Ice Cream and many more
- The Riverwalk was recently extended with the new terminus just one block from this location and now connects the St. Elmo district to downtown, along the 18+ mile walking/bike path
- CARTA free electric shuttle now serves St. Elmo with service every 15 minutes

2022 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	2,877	18,935	67,730
Average HH Income	\$34,231	\$46,469	\$46,975



For Additional
Information Contact:

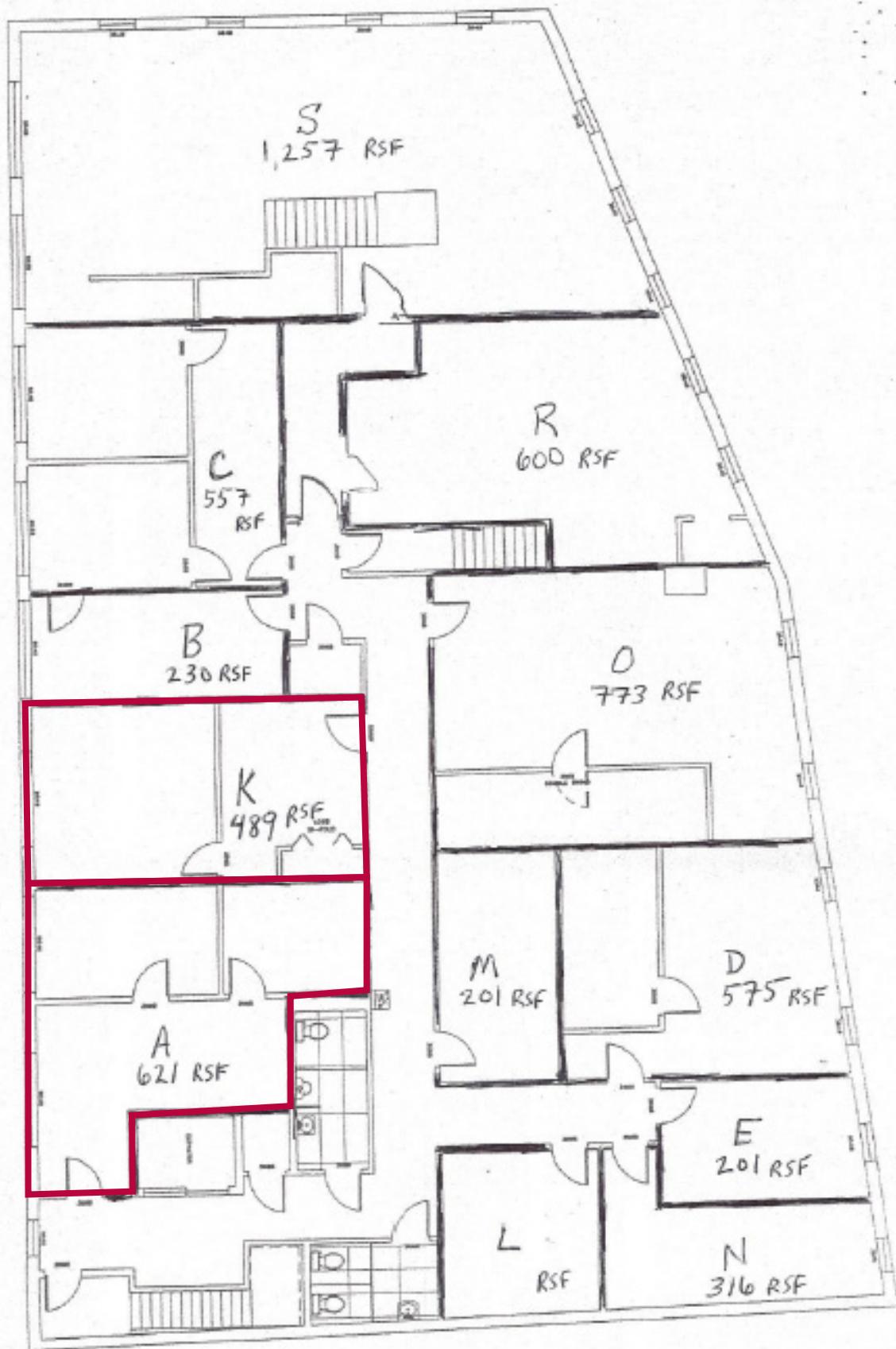
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Floor Plan

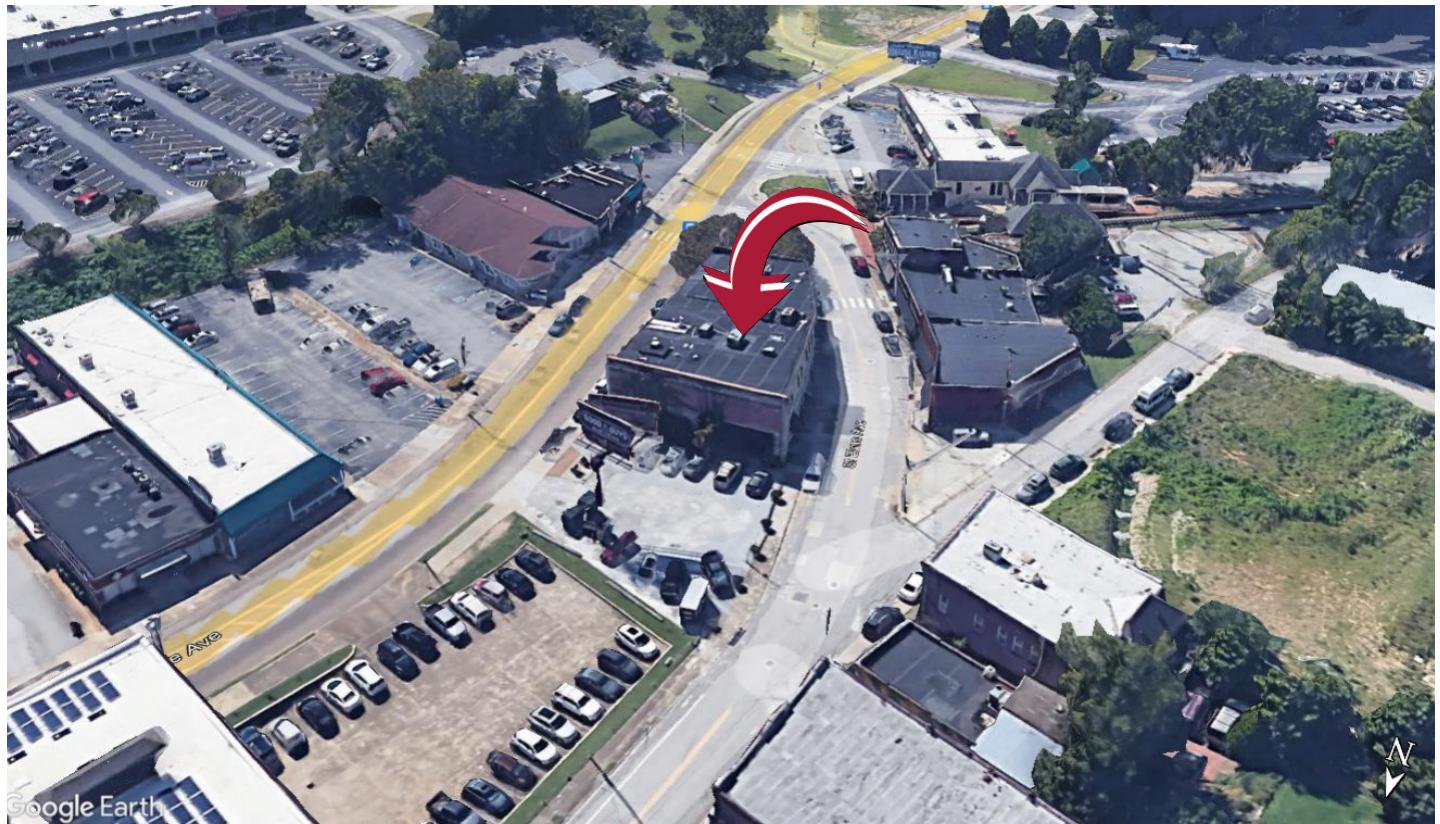
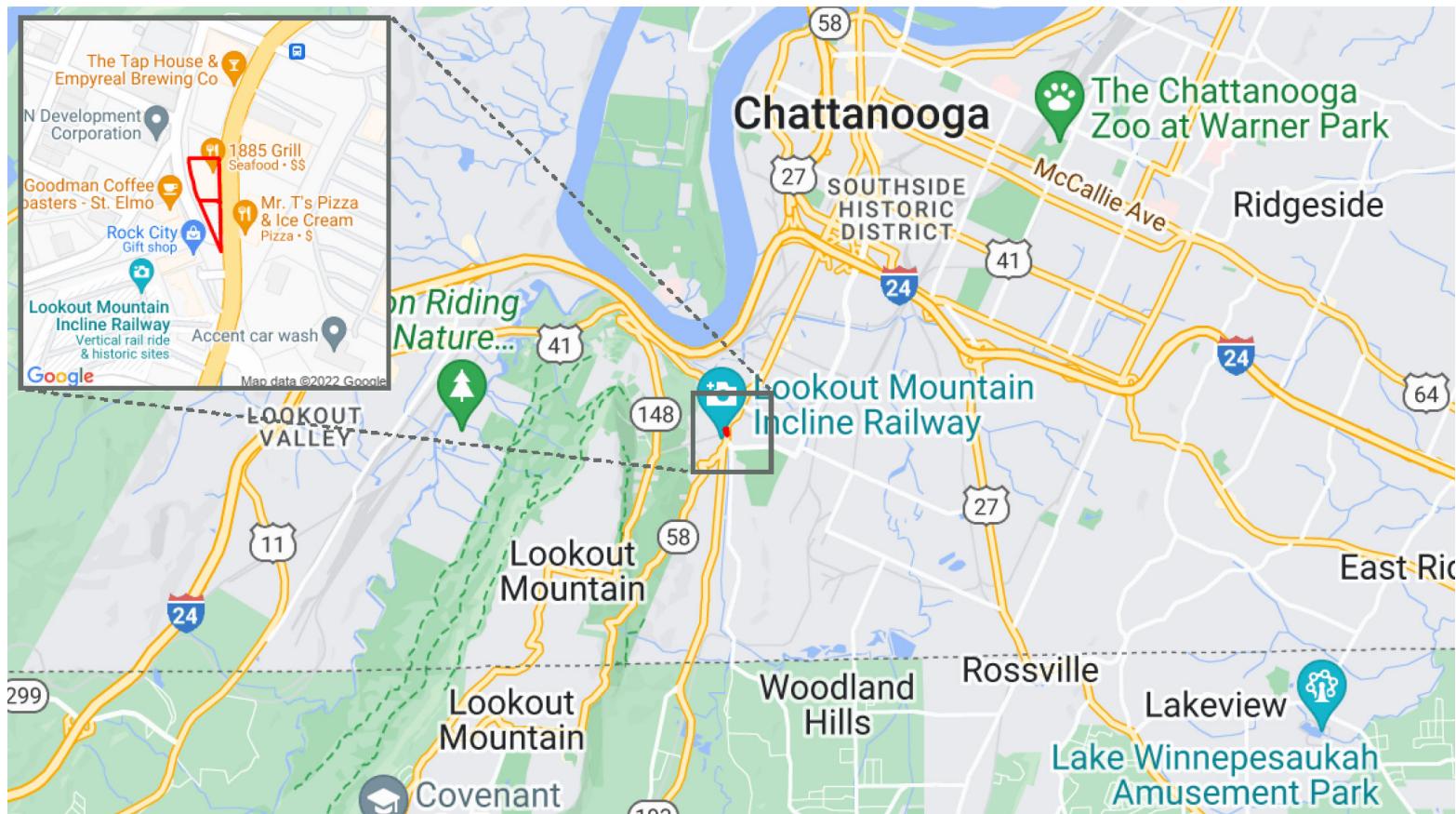


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Map & Aerial



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