



PRIME RETAIL SPACE FOR LEASE



Highly Visible Retail Spaces for Lease
AVAILABLE SPACES: 1,060 SF / 1285 SF/ 1780 SF
1207 Taft Hwy | Signal Mountain, TN

SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

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Zachary Adams

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RETAIL SPACES FOR LEASE

AVAILABLE SPACES 1,060 SF / 1,285 SF / 1,780 SF

1207 Taft Hwy | Signal Mountain, TN



****512,000 Annual visits****

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1,060 SF

1,285 SF

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LISTING HIGHLIGHTS

- **Ample Parking:** Convenient parking, ensuring easy access to customers and employees
- **Flexible Options:** 3-5 year lease options available
- **Convenient Location:** Less than 10 miles from Downtown Chattanooga
- **High Traffic Visibility:** Taft Hwy sees over 10,000 cars daily
- **Strong population growth since 2000 of 4.2%**
- **Immediate Occupancy:** Move-in ready space available
- **Versatile Usage:** Ideal for various business types, including retail outlets, office spaces, service centers, or studios/workshops
- **Growth Potential:** excellent opportunity to establish or expand your business in a thriving and strategic location
- **Pruetts Grocery (across the street) sees 512,000 annual visits** which is above Publix on Chattanooga's Northshore



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	3,952	25,326	61,821
2029 Projected Population	3,930	25,599	62,548
Median Age	44.1	42.6	40.4

Households	1 Mile	3 Mile	5 Mile
2024 Households	1,431	10,854	27,250
2029 Projected Households	1,440	11,155	27,992
2024 Average Household Income	\$184,657	\$127,730	\$119,048
2029 Projected Household Income	\$211,907	\$146,000	\$137,199

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ABOUT THE BROKERS



KELLY FITZGERALD
SVN | Second Story Real Estate Management
Vice President of Commercial Brokerage
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Kelly Fitzgerald is VP 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 \$100 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.



Zachary Adams
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Associate Advisor
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Zac Adams is a passionate and results-driven commercial real estate sales and leasing specialist with a proven track record of connecting businesses with their ideal spaces in the vibrant city of Chattanooga, Tennessee. He excels in helping both tenants and property owners navigate the dynamic commercial real estate market to achieve their goals. Zac is a former Division I athlete and Coach in the sport of swimming and has deep roots to the Chattanooga area with his parents attending UT-Chattanooga and his father being inducted in to both the UTC and Chattanooga Sports Hall of Fame for Football. He moved to the Chattanooga area in 2015 and has worked in the commercial real estate market since 2019.