



MEDICAL OFFICE SPACE FOR LEASE



Medical Office Space for Lease

AVAILABLE SPACE: 1,161 SF

929 Spring Creek Rd | Chattanooga, TN



SVN | Second Story Real Estate Management

Kelly Fitzgerald

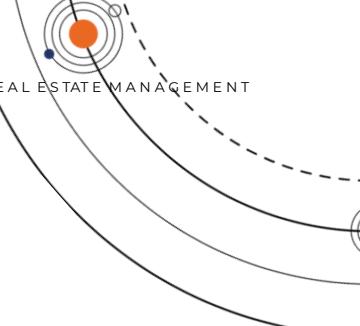
Office: (423) 682-8241

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kelly.fitzgerald@svn.com



AVAILABILITY



FOR LEASE

Space Available:	1,161 SF
Suite:	201
Lease Type:	NNN
Lease Term:	Negotiable
Rate:	\$27 SF/YR

HIGHLIGHTS

- Completely renovated interior space custom designed per tenant's needs
- Located near I-24, Parkridge East Hospital, and Physicians Surgery Center
- Strong medical co-tenants
- Generous on-site parking



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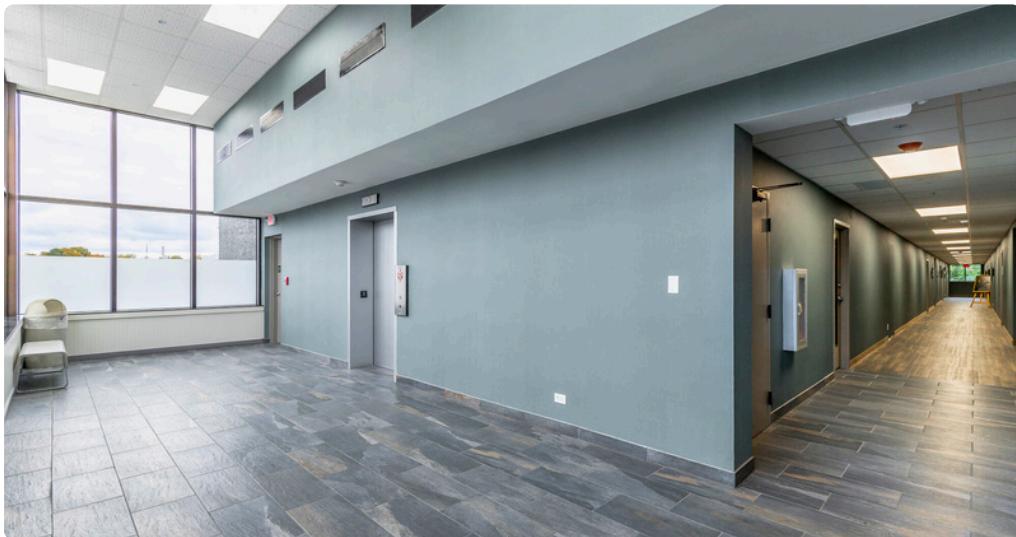
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INTERIOR PHOTOS

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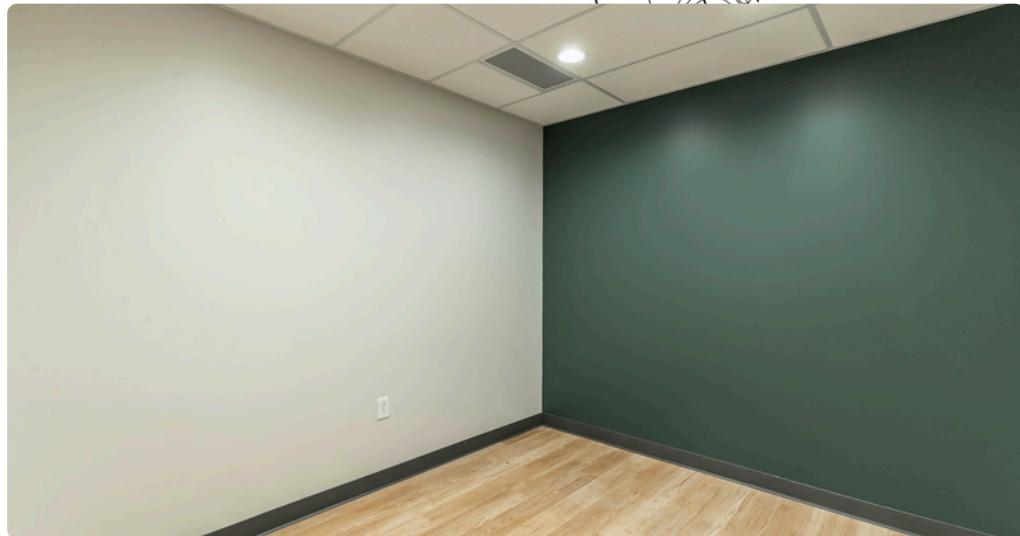
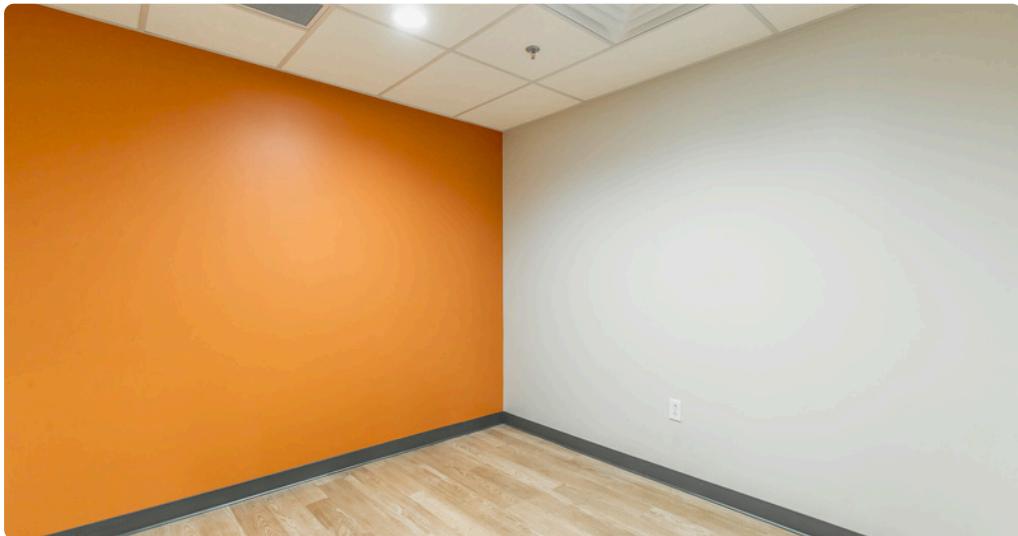
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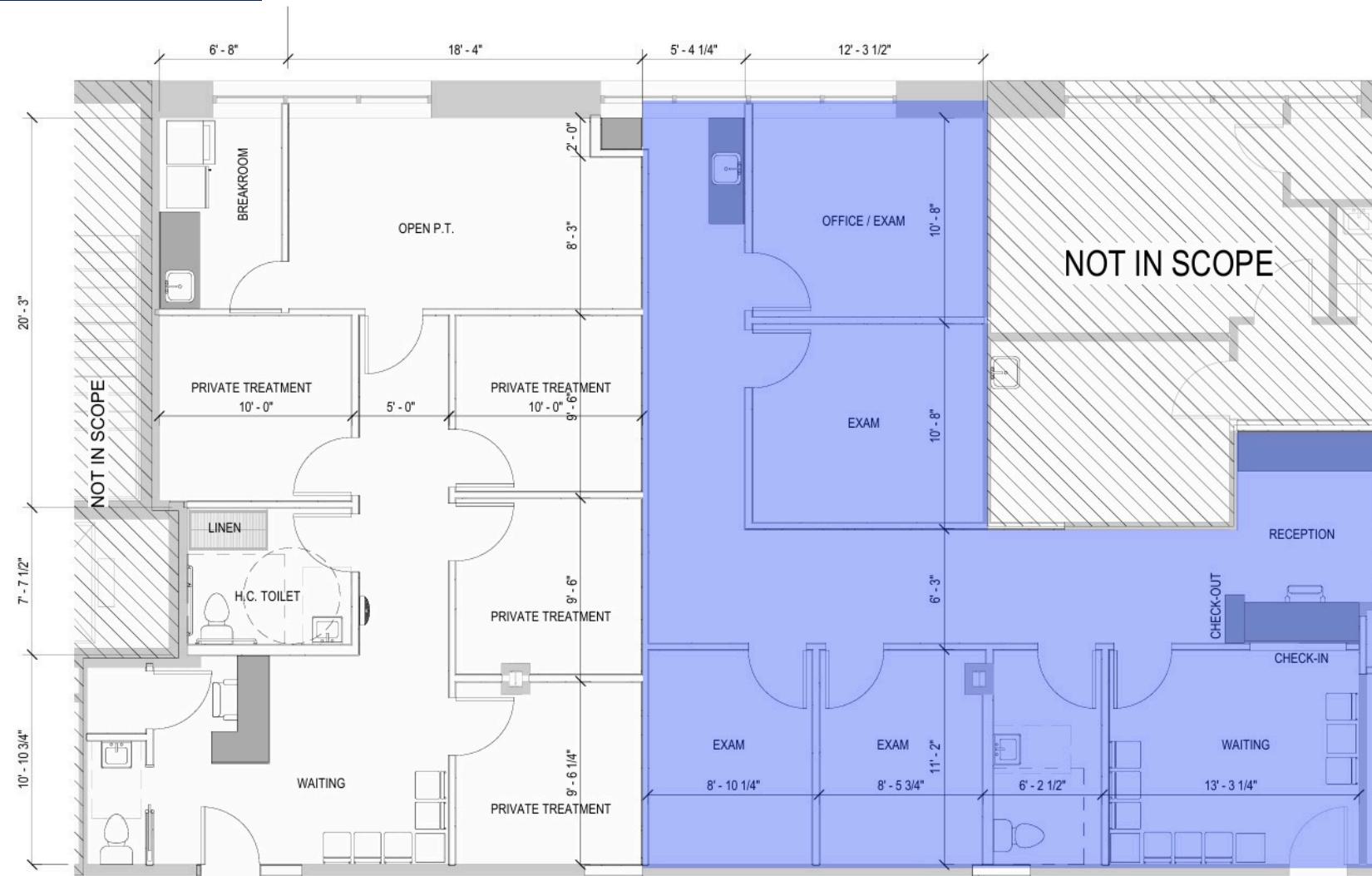


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Floor Plan



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	7,100	55,568	136,124
2024 Population	7,121	55,781	141,729
2029 Projected Population	7,558	58,865	150,323
Median Age	37.6	40.1	38.9
HOUSEHOLD CHARACTERISTICS	1 MILE	3 MILES	5 MILES
2020 Households	3,000	24,054	55,964
2024 Households	2,991	24,064	58,038
2029 Household Projection	3,176	25,420	61,608
INCOME CHARACTERISTICS	1 MILE	3 MILES	5 MILES
Average Household Income 2020	\$50,238	\$49,829	\$64,276
Average Household Income 2024	\$50,092	\$65,835	\$67,260
Projected Household Income 2029	\$49,829	\$67,201	\$68,475



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BROKER

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 \$150 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.



Kelly Fitzgerald
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