



FOR LEASE | 2,510 SF FORMER FAST FOOD RESTAURANT

4115 Rossville Blvd | Chattanooga, TN 37407



SVN | Second Story Real Estate Management

Brian Chadwick

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LISTING HIGHLIGHTS

- **Lease Rate:** \$60,000/YR
- **Building Size:** ± 2,510 SF
- **Lot Size:** ± 1.34 AC

KEY FEATURES

- **Strategic Hard Corner:** Positioned at a signaled intersection, ensuring maximum vehicle counts and ease of ingress/egress.
- **Development Potential:** Includes **0.4 acres** of excess vacant land in the rear.
- **Existing Drive-Thru:** Fully equipped for quick-service restaurant operations.
- **Pylon Signage:** High-profile signage opportunity directly on Rossville Blvd.
- **Proximity to Transit:** Approximately 17 minutes from Lovell Field (Chattanooga Airport).
- **Strategic Access:** Minutes from **I-24**, providing seamless connectivity to Downtown Chattanooga and the broader Southeast region.

PROPERTY SUMMARY

This versatile property sits on a high-visibility hard corner, offering unmatched accessibility and exposure in a bustling commercial corridor. This is a great opportunity for any business looking to take advantage of this strategically located property.



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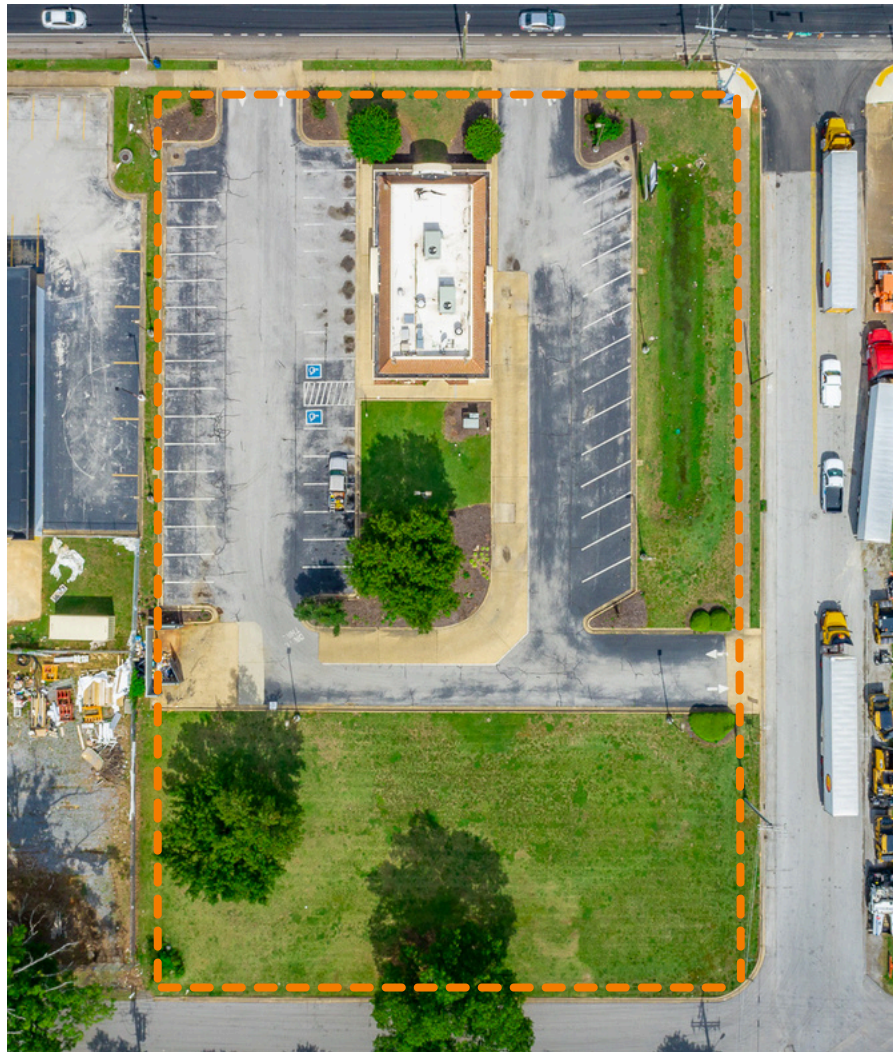
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PROPERTY PHOTOS

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INTERIOR PHOTOS

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AERIAL PHOTO

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AERIAL PHOTO

SVN | SECOND STORY REAL ESTATE MANAGEMENT

Downtown
Chattanooga



FAMILY DOLLAR

Advance
FINANCIAL 24/7



Exxon



Rossville Blvd = 28,579 AADT



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Population	8,758	61,933	138,290
2030 Projected Population	9,269	64,989	144,751
Median Age	32.1	36.7	37.8

Households	1 Mile	3 Mile	5 Mile
2025 Households	2,843	24,728	57,391
2030 Projected Households	3,013	25,970	60,189
Average Household Income 2025	\$56,836	\$72,041	\$75,777



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BROKERS

Brian Chadwick has been in the commercial real estate industry for over 25 years specializing in the acquisition, disposition, and financing of shopping centers and office buildings nationwide. With his prior experience as the Director of Finance and Dispositions for a publicly traded REIT, he was responsible for over \$2 billion in property sales and loans. Because of his real estate finance background, Brian has vast experience in underwriting, marketing, negotiating, and closing large-scale deals. He currently serves as the Chairman of the SVN National Retail Council, where he provides leadership and strategic insight to advisors across the country.

Chandler Hale is an Senior Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.



Brian Chadwick
Director - Retail
SVN National Retail Council
Chair



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