



TURN-KEY MEDICAL FACILITY FOR LEASE

932 Spring Creek Rd | Chattanooga, TN 37412



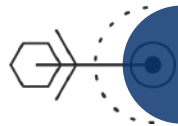
SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

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nick.petras@svn.com



HIGHLIGHTS

| | |
|---------------------------|-------------------------|
| Asking Lease Rate: | \$21/SF/YR NNN |
| Available Space: | 10,871 SF |
| Lot Size: | 2.08 AC |
| Property Type: | Medical Office Building |

Facility Features:

- **Layout:** Functional and efficient floor plan, currently configured with multiple exam rooms, private physician offices, reception/waiting areas, administrative/billing offices, staff break rooms, and a dedicated optical shop/retail space.
- **Infrastructure:** Includes specialized plumbing/electrical for medical equipment and substantial on-site storage.
- **Parking:** Extensive paved parking lot providing high accessibility for patients and staff.
- **Visibility:** Excellent frontage on Spring Creek Road with high daily traffic counts.

Property Description

An exceptional opportunity to acquire a fully-equipped medical/professional office building boasting 10,871 square feet on a generous 2.08-acre lot in the high-traffic East Ridge area of Chattanooga. Currently operating as an established eye clinic, this property offers a premier location with excellent visibility, ample parking, and immediate occupancy potential for a variety of specialized practices or professional services.



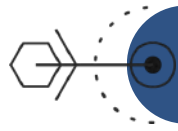
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PROPERTY PHOTOS

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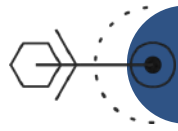
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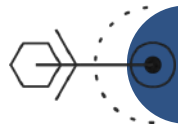
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INTERIOR PHOTOS

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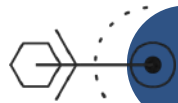
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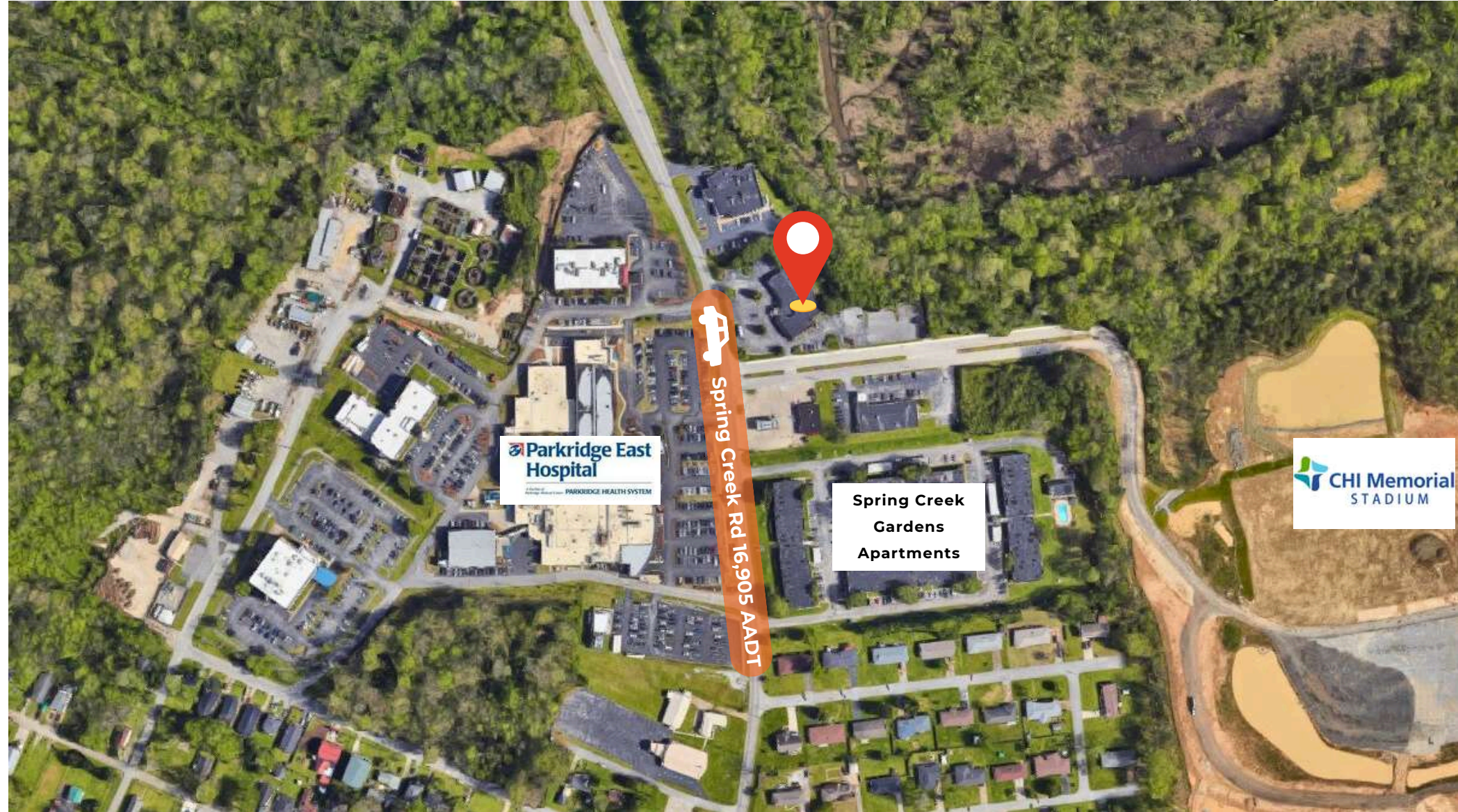
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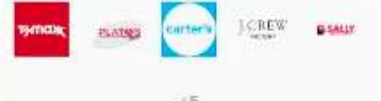
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SITE MAP

Village at Waterside



Hamilton Crossing



Overlook at Hamilton Place



The Terrace at Hamilton Place



Hamilton Village



Brainerd Village Shopping Center



Gunbarrel Pointe



Hamilton Place



Gunbarrel Pointe



Brainerd Market Center



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DEMOGRAPHICS

POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------------|---------|---------|----------|
| 2020 Population | 55,616 | 135,821 | 325,959 |
| 2024 Population | 55,815 | 141,243 | 339,917 |
| 2029 Projected Population | 58,891 | 149,768 | 360,720 |
| Median Age | 40.1 | 38.9 | 39.2 |

HOUSEHOLD CHARACTERISTICS

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------------|---------|---------|----------|
| 2020 Households | 24,083 | 55,827 | 133,615 |
| 2024 Households | 24,086 | 57,818 | 139,853 |
| 2029 Household Projection | 25,439 | 61,356 | 148,769 |

INCOME CHARACTERISTICS

| | 3 MILES | 5 MILES | 10 MILES |
|---|----------|----------|----------|
| Average Household Income 2020 | \$62,388 | \$64,440 | \$76,292 |
| Average Household Income 2024 | \$66,051 | \$67,437 | \$79,744 |
| Projected Average Household Income 2029 | \$67,383 | \$68,648 | \$80,827 |



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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.






BROKER

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.



Nick Petras
Commercial Advisor

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