



# PRIME RESTAURANT SPACE FOR LEASE



\*Rendering for representational purposes and is subject to change

## RESTAURANT SPACE FOR LEASE

AVAILABLE SPACE: 3,081 - 3,948 SF | 2 Available spaces

1620 Riverfront Pkwy | Chattanooga, TN 37408



SVN | Second Story Real Estate Management

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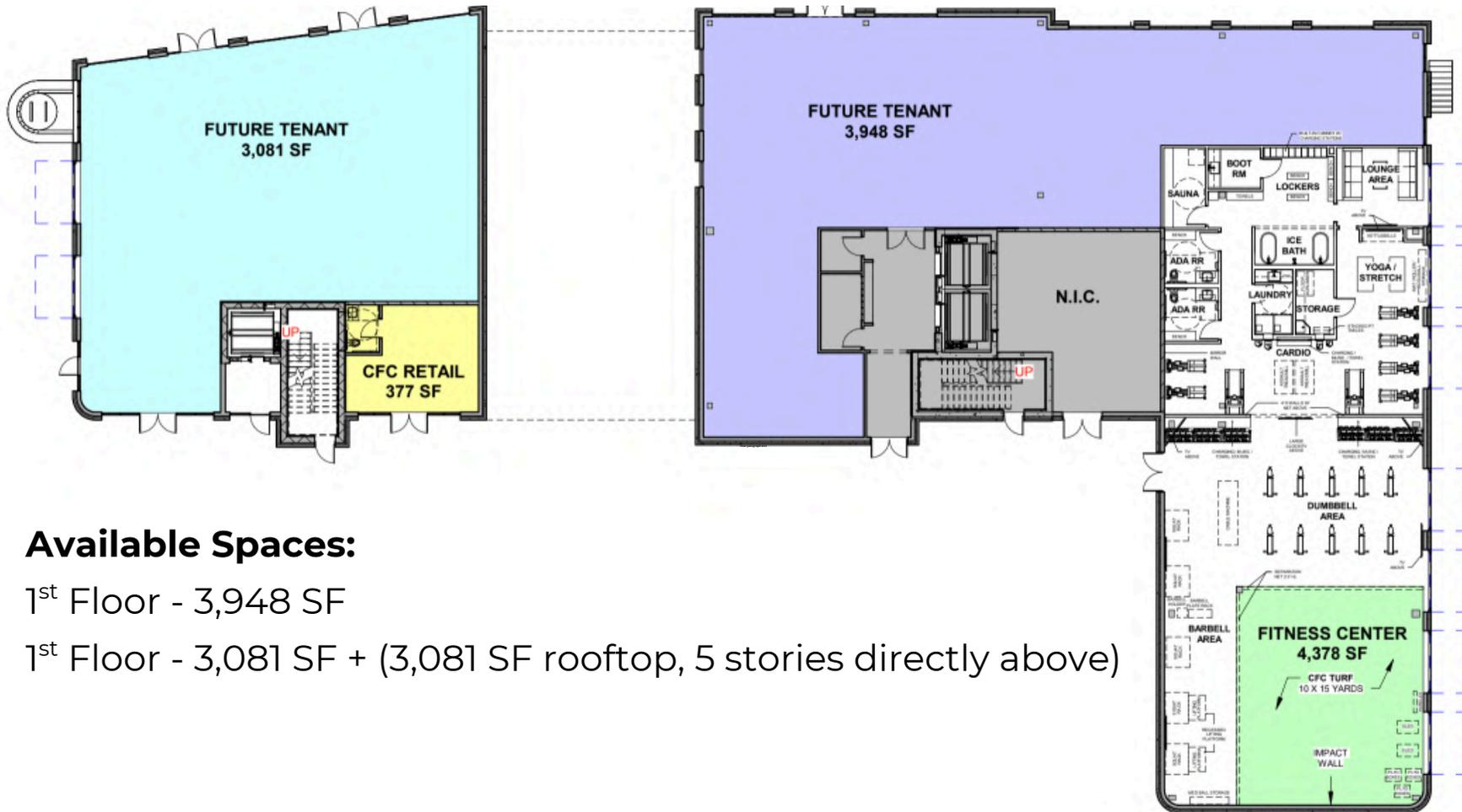
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## FLOORPLAN

### RIVERFRONT PARKWAY



### Available Spaces:

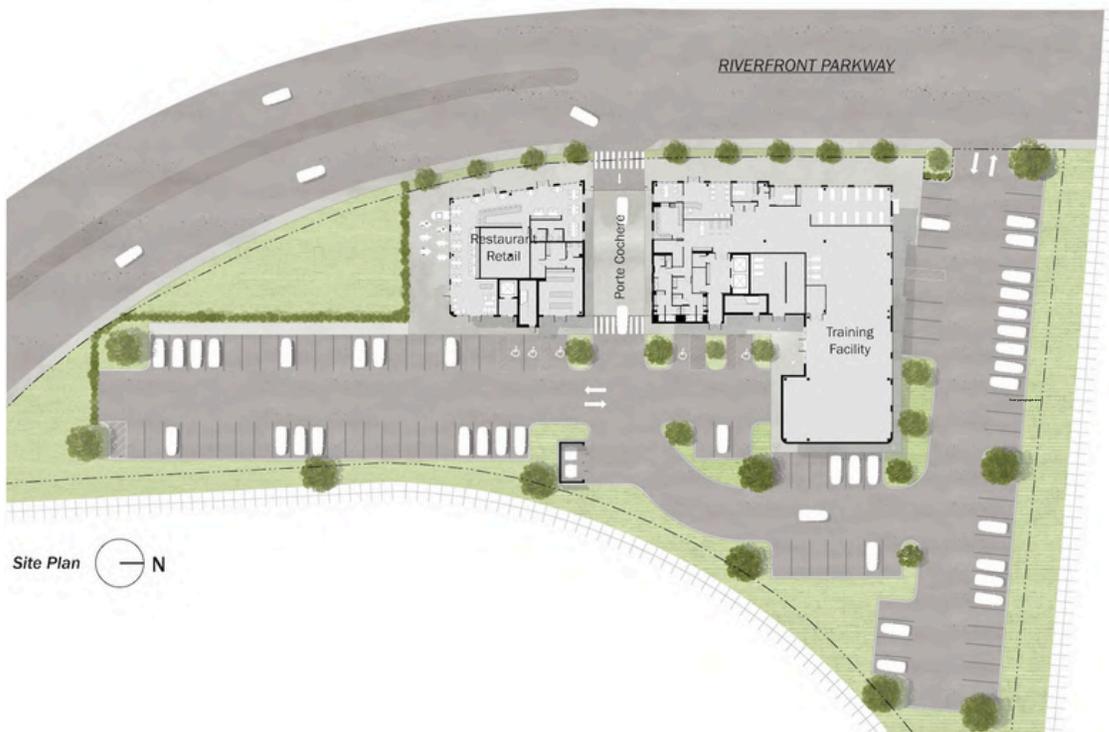
1<sup>st</sup> Floor - 3,948 SF

1<sup>st</sup> Floor - 3,081 SF + (3,081 SF rooftop, 5 stories directly above)

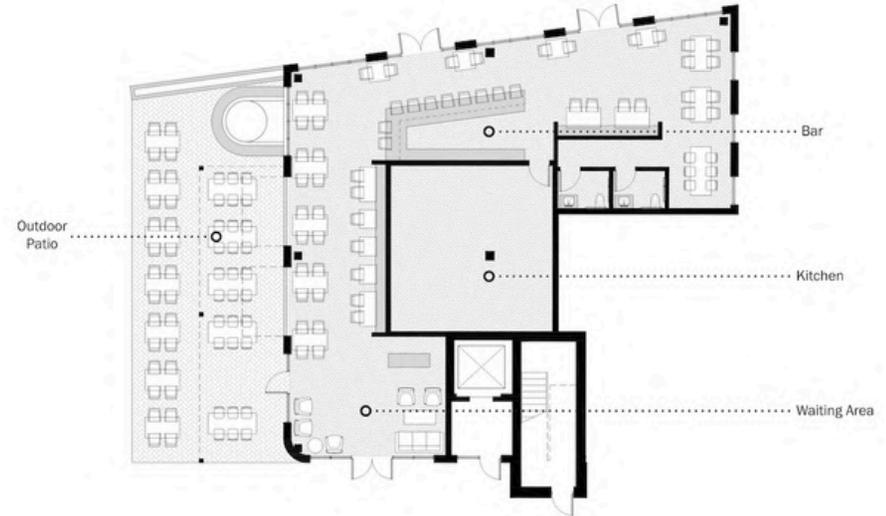
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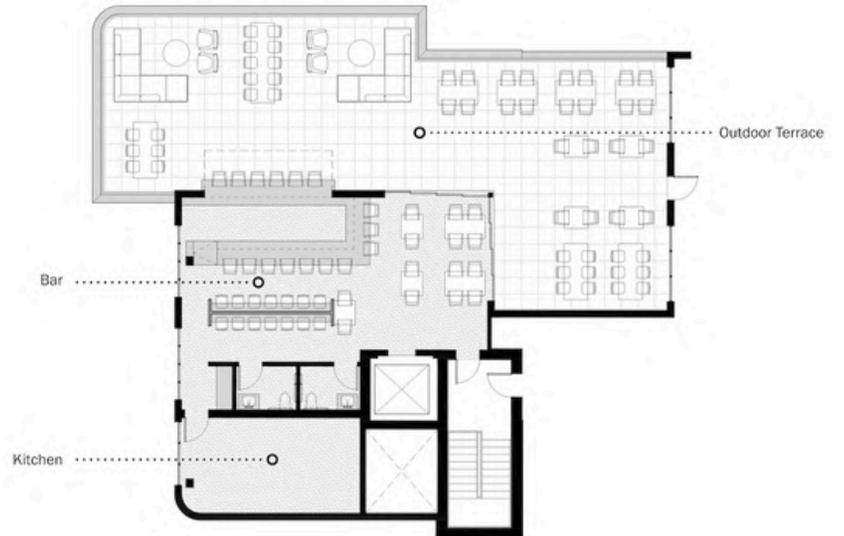
## SITE PLAN



## FIRST FLOOR

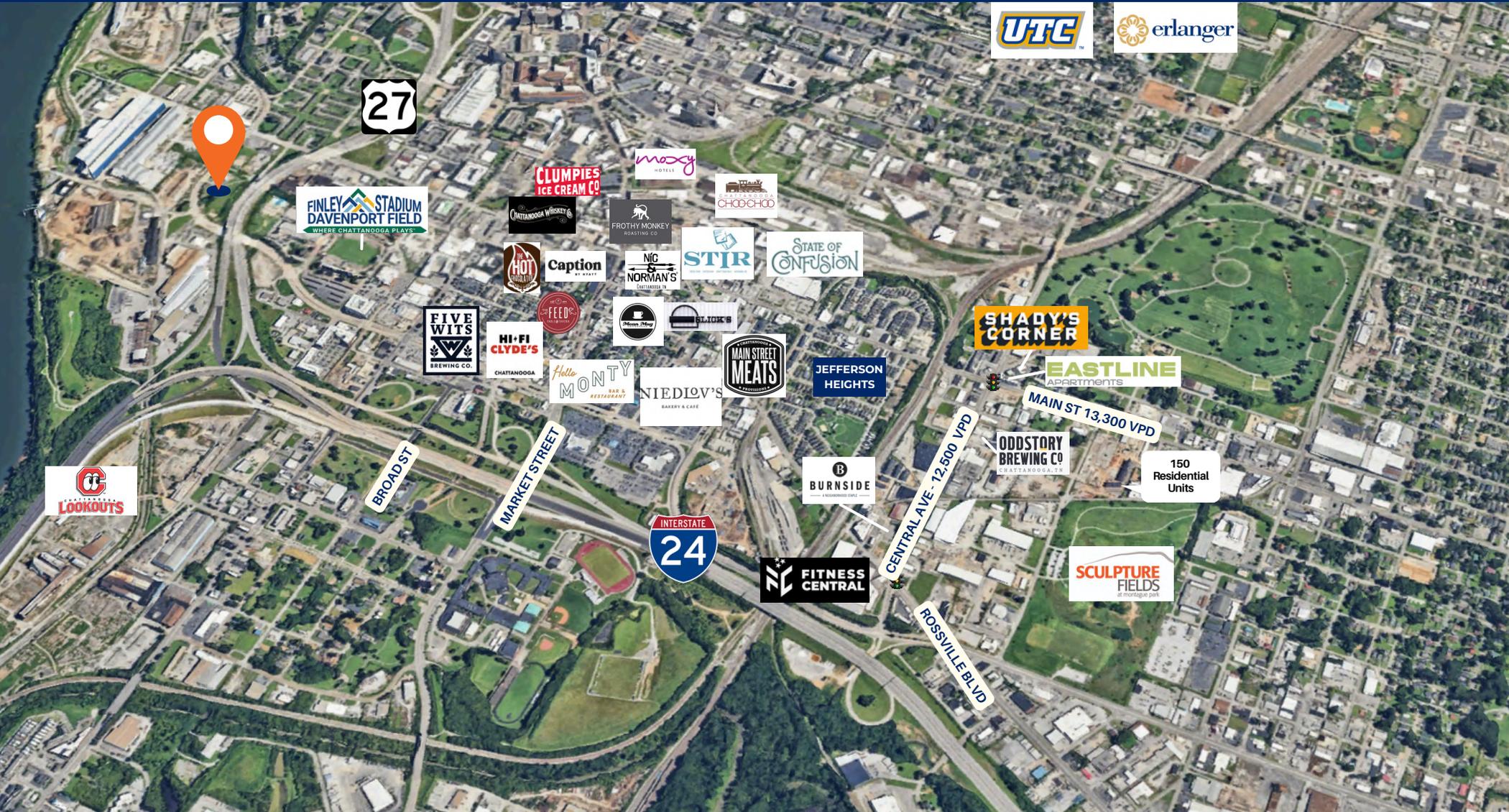


## ROOFTOP



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1620 Riverfront Parkway will house the CFC players, team offices, and retail spaces. This project aims to revitalize the Southside of Chattanooga and create a vibrant destination for the community.

This is an Ideal opportunity for an experience operator with a strong brand brand to cater to both CFC fans and the broader Chattanooga community.

## Highlights:

- Iconic Building with ample patio space
- Walking distance to Finley Stadium
- Proximity to I-24 & Hwy 27
- Located in the growing Southside area
- 2 miles from new Lookouts stadium
- Opportunity to be a vital part of the CFC community
- Existing restaurant infrastructure



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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2020 Population	6,443	43,370	106,837
2024 Population	8,175	50,531	117,490
2029 Projected Population	8,998	54,951	126,428
Median Age	38	34.3	36.1

Households	1 Mile	3 Miles	5 Miles
2020 Households	3,809	18,786	45,371
2024 Households	4,900	22,419	50,367
2029 Projected Households	5,411	24,506	54,374
Average Household Income 2024	\$72,397	\$77,175	\$74,784



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# BROKERS

**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.

**Chandler Hale** is a 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.



**Kelly Fitzgerald**  
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