

**2310 Dodds Avenue
Chattanooga, TN 37407**

Flex stand alone building located at the corner of Dodds Avenue and Westside Drive. Highly visible with direct access to I24. Ten minutes from downtown Chattanooga.



Property Highlights

- Reception and Private Office
- 884± SF Warehouse
- 12' x 12' Drive-In Doors (2X)
- 13' Clearance
- 2 Bathrooms (1 Shower)
- Mop Sink
- 0.37 Acres Fenced, Drop Yard potential

Leasing Summary

LEASE PRICE:	\$15.00 PSF NNN
NNN PRICE:	\$3.50 PSF
SQUARE FOOTAGE:	1,350±
ACRES:	0.57±
ZONING:	C2
PARCEL ID:	156K A 012.01 156K A 012
YEAR BUILT:	1984

Demographics

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLD	3,632	27,726	28,073

📍 520 Lookout Street Chattanooga, TN 37403

☎️ +1 423 267 6549

🌐 naicharter.com

**For more information,
please contact:**



Christopher (Pher) Moore, Broker
o: 423 308 3772
e: cmoore@charterre.com



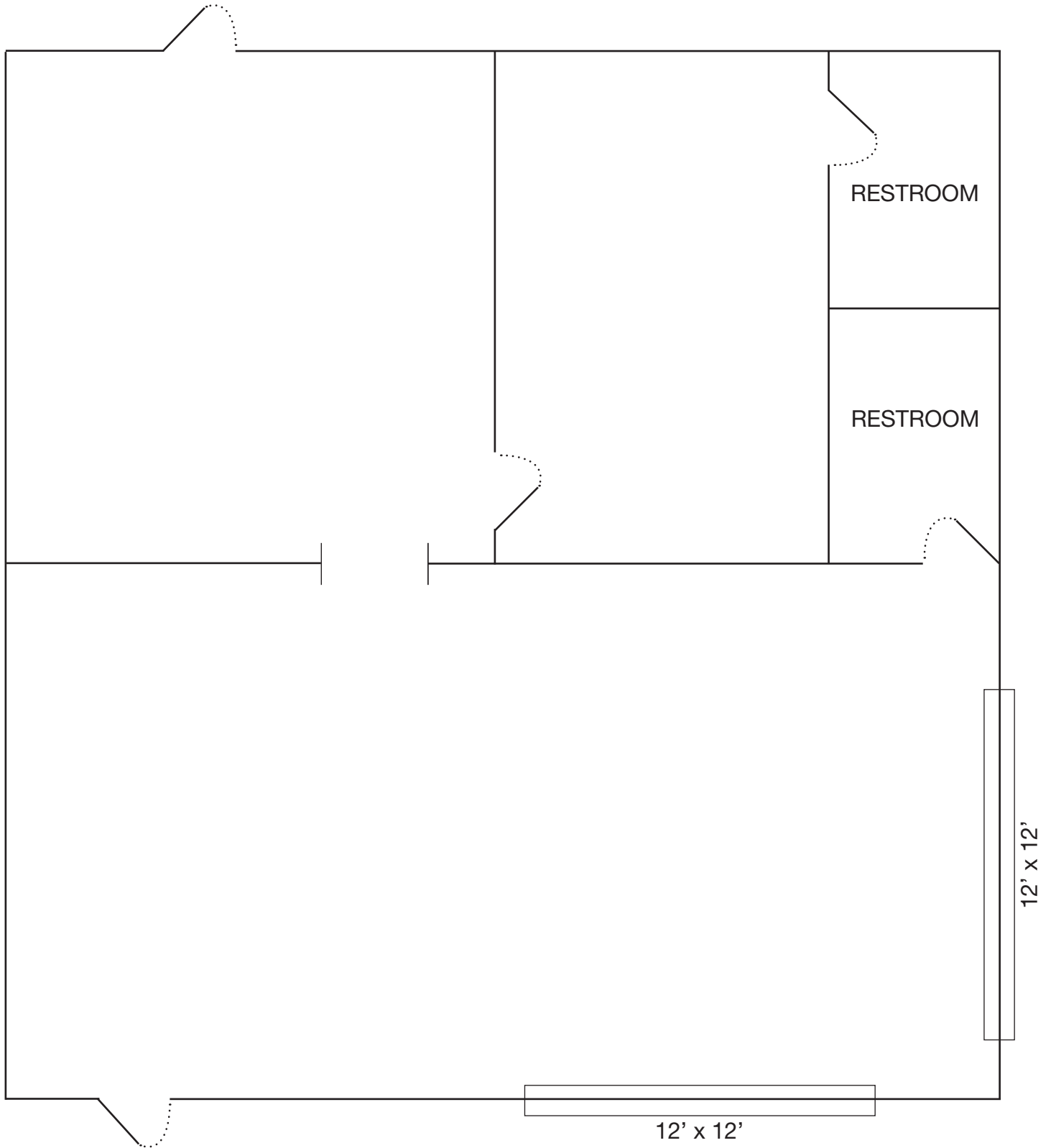
D. Frazier DeVaney, Vice President
o: 423 308 3760
e: fdevaney@charterre.com

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* Not to Scale



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KEY FACTS - 5 MILES

63,197
Population

\$58,376
Median Income



\$58,376

Median Household
Income



\$38,660

Per Capita Income



\$99,224

Median Net Worth

Population	1 mile	3 mile	5 mile
2024 Population	10,233	67,298	63,197
2029 Population	11,240	69,349	63,852
Median Age	31.5	35	39
Household	1 mile	3 mile	5 mile
2024 Households	3,632	27,726	28,073
Average Household Income	\$60,436	\$77,842	\$87,284