

FOR LEASE

1885 Building at the Incline

3914 St. Elmo Avenue, Chattanooga, TN 37409



• Space Available:

-Suite S: +/-1,256 RSF

Second floor end-unit with open floor plan and it's own private stairwell entrance

- Lease Rate: \$17/SF NNN CAM: \$6.36/SF
- Limited on-site parking is available
- Center is located directly across from Incline Railway, which receives over 300,000 visitors per year
- AADT 11,841 (estimate) as of 2025
- Area businesses include Tap House, Amigo's Mexican Cucina, 1885 Grill, Empyrean Brewing, Wood Designs, Mr. T's Pizza, Southern Soul Yoga, Mike's Tavern (coming soon), Incline Railway, Clumpie's Ice Cream and many more
- The Riverwalk was recently extended with the new terminus just one block from this location and now connects the St. Elmo district to downtown, along the 18+ mile walking/bike path
- CARTA free electric shuttle now serves St. Elmo with service every 15 minutes

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	4,299	43,481	107,956
Average HH Income	\$73,664	\$96,772	\$99,366



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

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Floor Plan

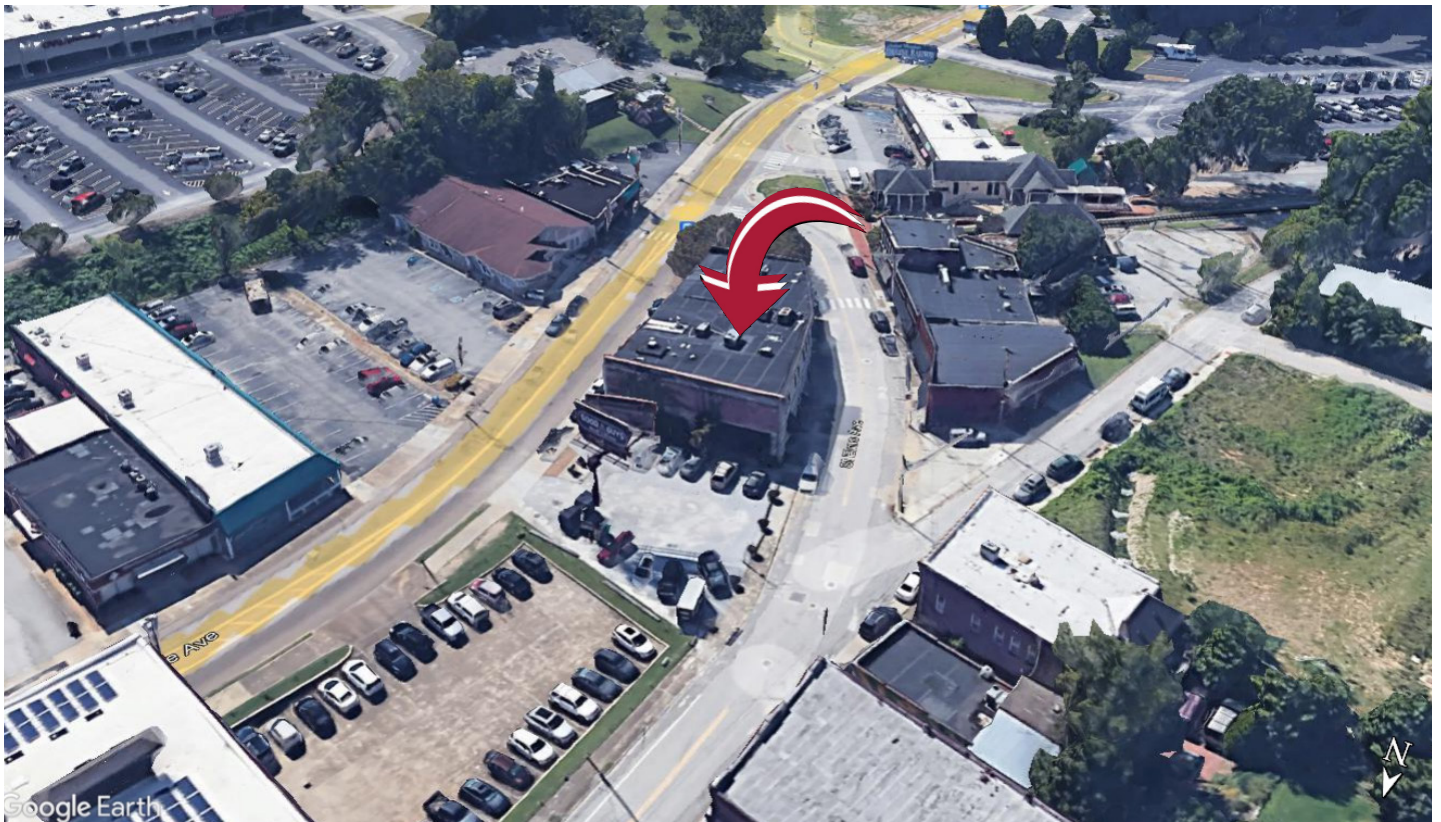
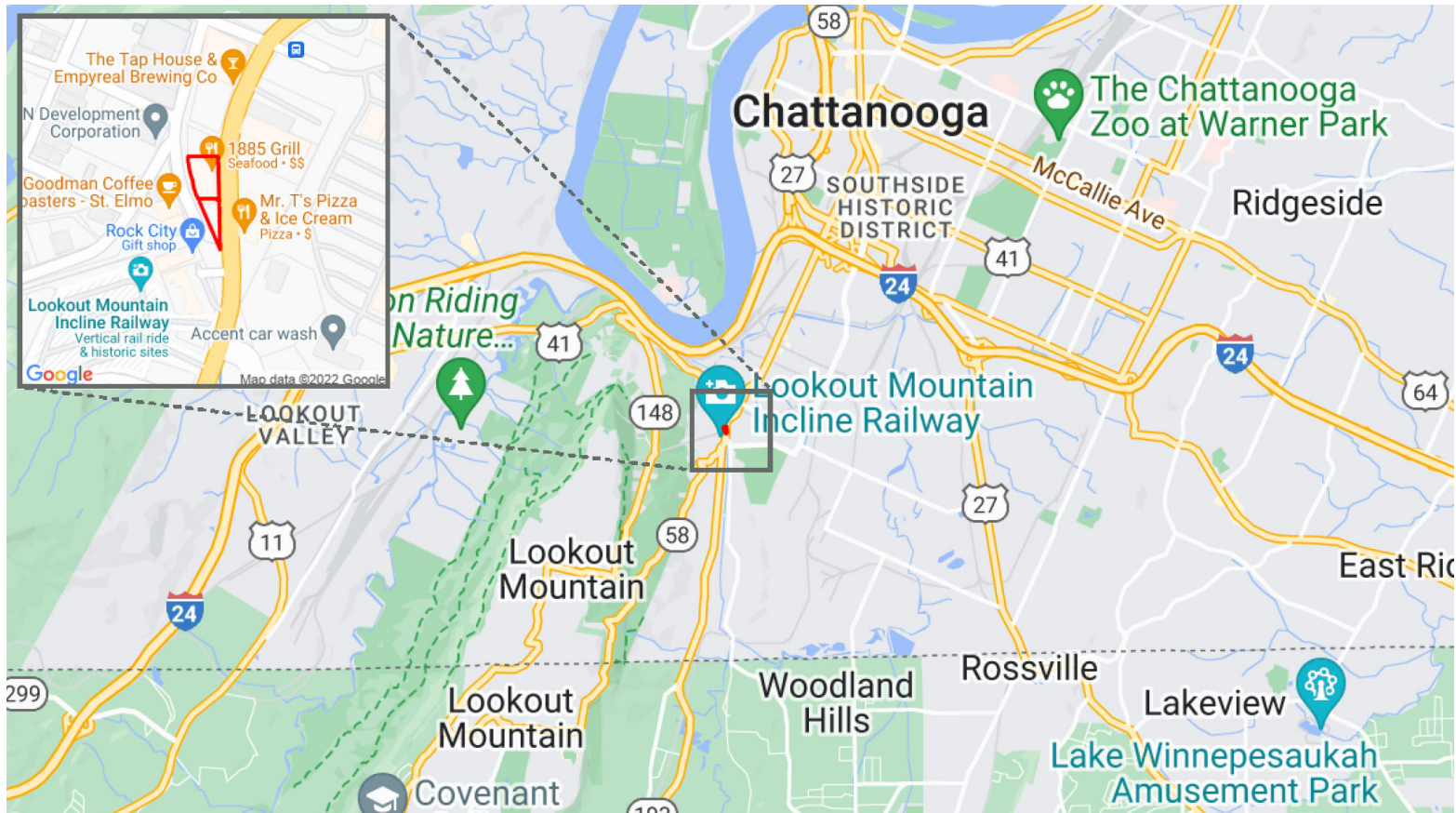


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Map & Aerial



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