

FOR LEASE

±1,650 SF Available

Prime Retail Leasing Opportunity in the Trendy
North Shore Neighborhood

330 Frazier Avenue, Suite 100, Chattanooga, TN 37405



HIGHLIGHTS

- Prime Leasing Opportunity in the Trendy NorthShore Neighborhood
- ±1,650 SF Suite
- Lease Rate: \$26.75/SF NNN
- Highly visible site that offers frontage on Frazier Ave
- Space is flexible for nearly any retail operation
- Northshore is a quick commute into downtown Chattanooga via the Market Street Bridge
- Northshore is only a short drive away from top employers such as BlueCross BlueShield, Cigna, TVA, Kenco Group, the University of Tennessee at Chattanooga, & Chattanooga State Community College



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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
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Retail Space

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Hamilton County

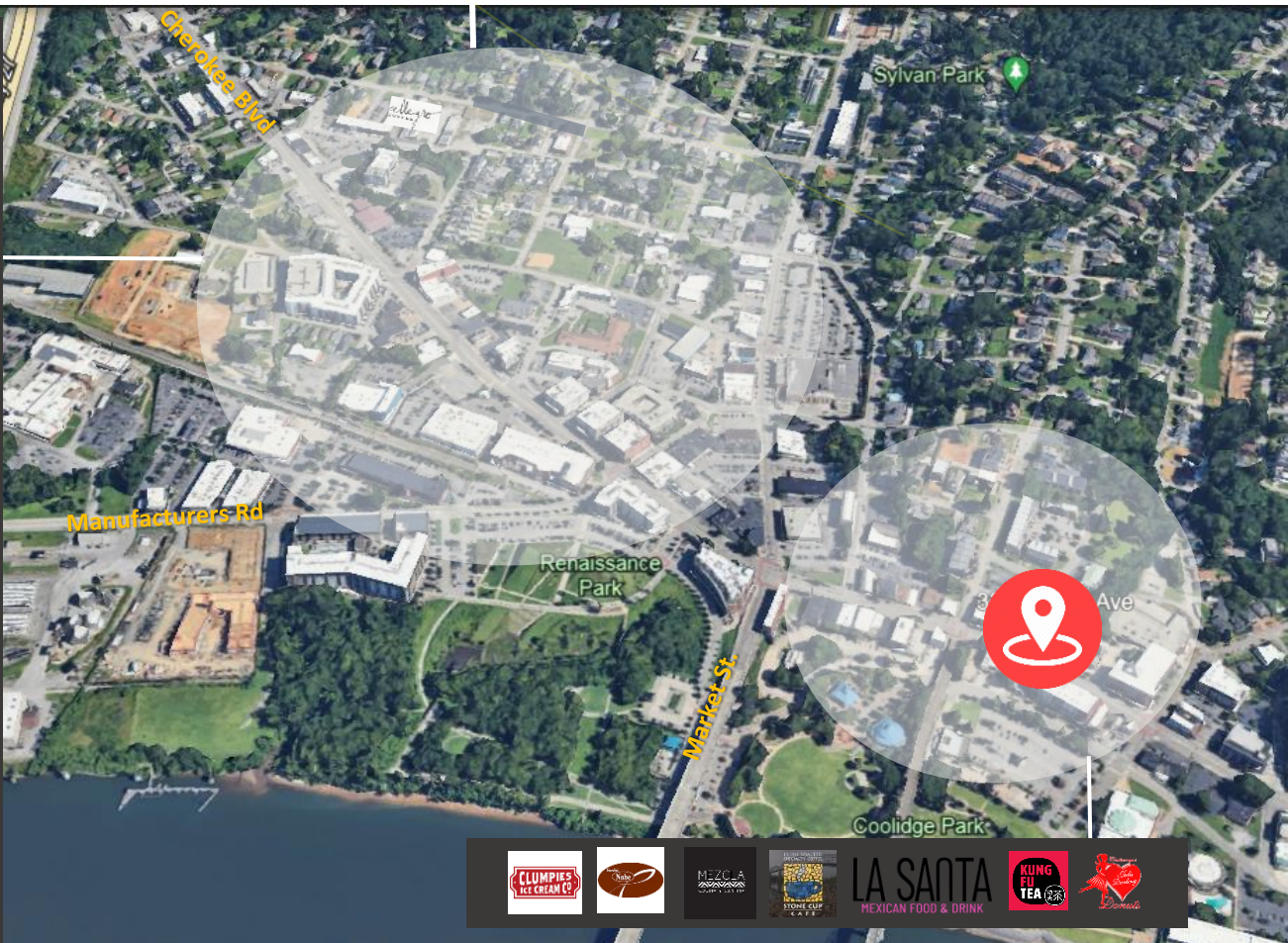
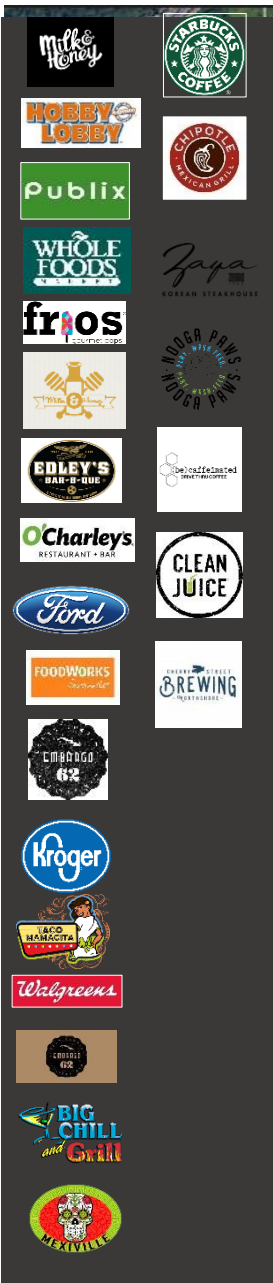
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NORTH SHORE NEIGHBORHOOD

Where Hip meets Historical

The newly renovated retail center is located in the vibrant North Shore neighborhood in Chattanooga. This highly coveted neighborhood is situated on the Tennessee River across from the famous aquarium. This unique neighborhood features a theater, walking bridge, Carousel ride and nice recreation areas, as well as fine dining, unique shopping boutiques, spas, galleries and hip coffeehouses.



DEMOGRAPHIC INFORMATION

*Highly Active &
Sought-After Retail*

Demographics	1 Mile	3 Miles	5 Miles
Population	4,910	35,638	97,470
Households	2,617	17,568	46,178
Income			
\$0 - 10k	494 20.99%	3687 23.58%	7811 18.92%
\$10 - 25k	591 25.11%	4485 28.68%	11276 27.31%
\$25 - 35k	318 13.51%	1987 12.71%	5645 13.67%
\$35 - 50k	383 16.27%	1983 12.68%	6251 15.14%
\$50 - 75k	307 13.04%	1970 12.60%	5696 13.80%
\$75 - 100k	114 4.84%	696 4.45%	2049 4.96%
>\$100k	147 6.24%	829 5.30%	2558 6.20%

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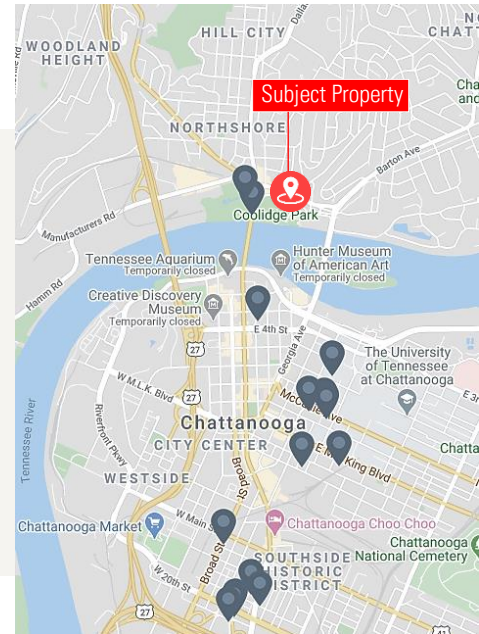
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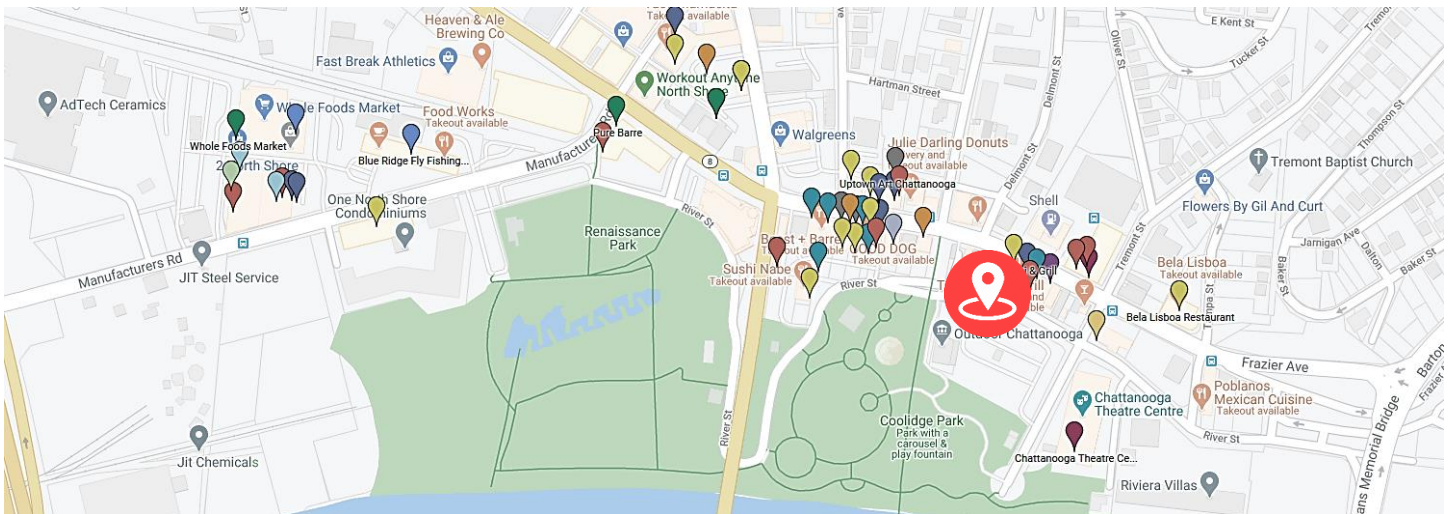
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LIST OF CONDOS, APTS & TOWNHOMES

125 Cherokee – Apartments
 10 North – Apartments
 1st & Market Street – Townhomes
 604 East 4th Street- Condos
 615 Lindsay Street – Apartments
 615 Houston Street – Apartments
 611 Houston Street – Apartments
 235 East MLK – Apartments
 528 East 8th Street – Apartments
 1400 Chestnut- Apartments
 1603 Williams Street – Condos
 17th & Long – Condos
 1800 Cowart- Townhomes
 1900 Cowart – Condos
 1808 Cowart – Condos



LIST OF NORTHSORE BUSINESSES



Winder Binder Books, Art & Music
 Totto Sushi & Grill
 The Terrace at Frazier
 Tangerinas
 Taco Mamacita
 Sushi Nabe Japanese Restaurant
 Stone Cup Cafe
 Rustic Trading Company
 Riverside Wine and Spirits
 River Street Deli
 River City Apparel
 Rev Centre for Optimal Living
 Renew All Things
 Quality Tire Pros

Plum Nelly Shop and Gallery
 Pilates Tonic
 Pigtales & Crewcuts Northshore
 Pedego Chattanooga
 OZ Bridal by Olia Zavozina
 Olive Chattanooga
 Nooga Paws
 NoBaked Cookie Dough Chattanooga
 Nell's Home and Gifts
 Milk & Honey
 MILK
 Longhorn Restaurant
 Locals Only Gifts and Goods
 Learning Express Toys
 L2 Outside

In-Town Gallery
 I Go Tokyo
 Hemp House
 Healthy Glow Studio
 hair a go-go
 GOOD DOG
 Glace' Cryotherapy Chattanooga
 Genevieve Bond Gifts
 Frios Gourmet Popsicles
 Four Bridges Outfitters
 FIAMMA pizza company
 Escape Mission Chattanooga
 Epiphany Nail Bar & Hair Studio
 Emmaline's
 Embargo 62

Edit Salon
 Clumpies Ice Cream Co
 ChattyWagon
 Chattanooga Theatre Centre
 Chattanooga Souvenirs
 Cashew
 blue skies
 Belle Rive Boutique
 Beast & Barrel
 AVA - Association for Visual Arts
 All Things Groovy
 Adventure Sports Innovation
 Abby Lane Boutique
 5 Points Northshore

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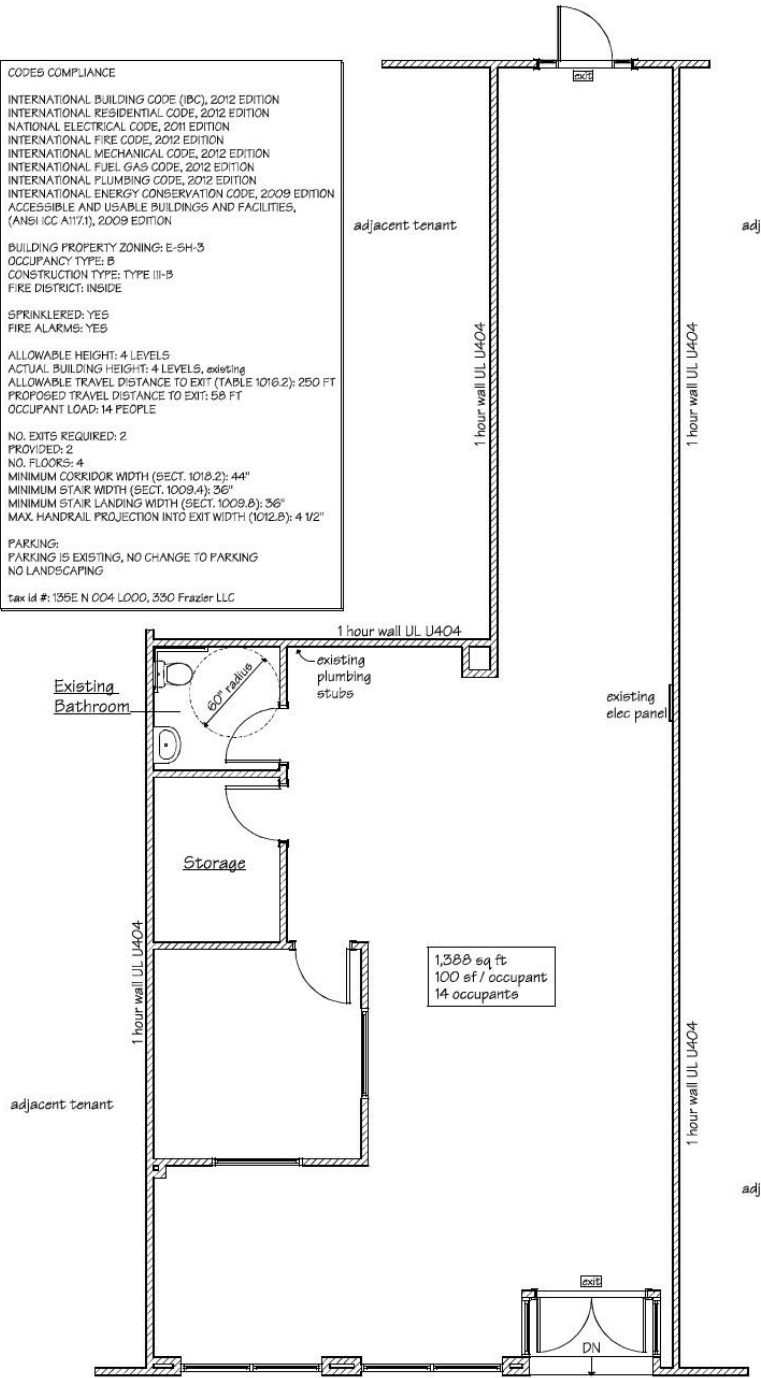
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FLOOR PLAN



Existing Floor Plan

scale: 1/4" = 1'-0"

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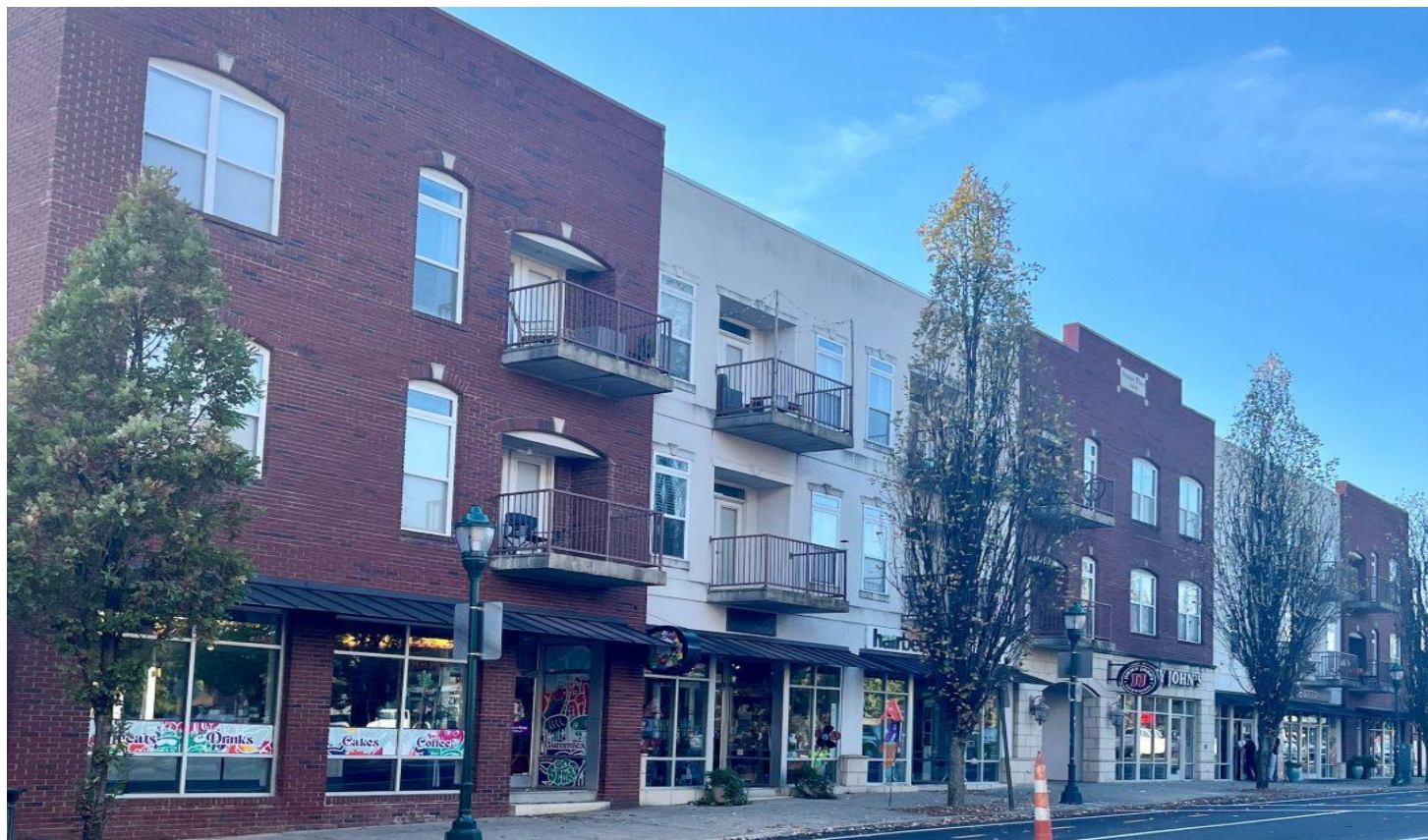
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