



THE BOLT

RETAIL/RESTAURANT SPACE FOR LEASE

615 E MAIN ST, CHATTANOOGA, TN 37408



SVN | Second Story Real Estate Management

Kelly Fitzgerald

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LISTING HIGHLIGHTS

Asking Lease Rate: Negotiable
Available Spaces (SF): 1,242 - 6,614

Why The Bolt?

- **Copper with Culture:** Positioned in a creative corridor rich in art, dining, and retail—perfect synergy for creative and community-minded tenants.
- **Adaptive Reuse Excellence:** Retains industrial heritage while introducing polished communal spaces like the courtyard—ideal for events, workspace, or studios.
- **Flexible Setup:** Ideal for a range of uses—boutique retailers, galleries, studios, café or office—thanks to adaptable layout and strong street presence.
- **Pedestrian Energy:** Situated on Main Street, patrons benefit from foot traffic, urban proximity, and public transit options.



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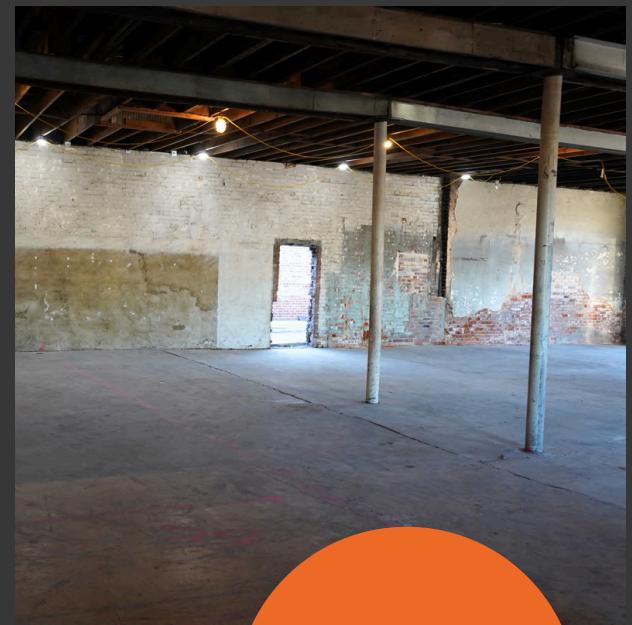
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**Oversized
Windows**



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**Open Space
Blank Canvas**



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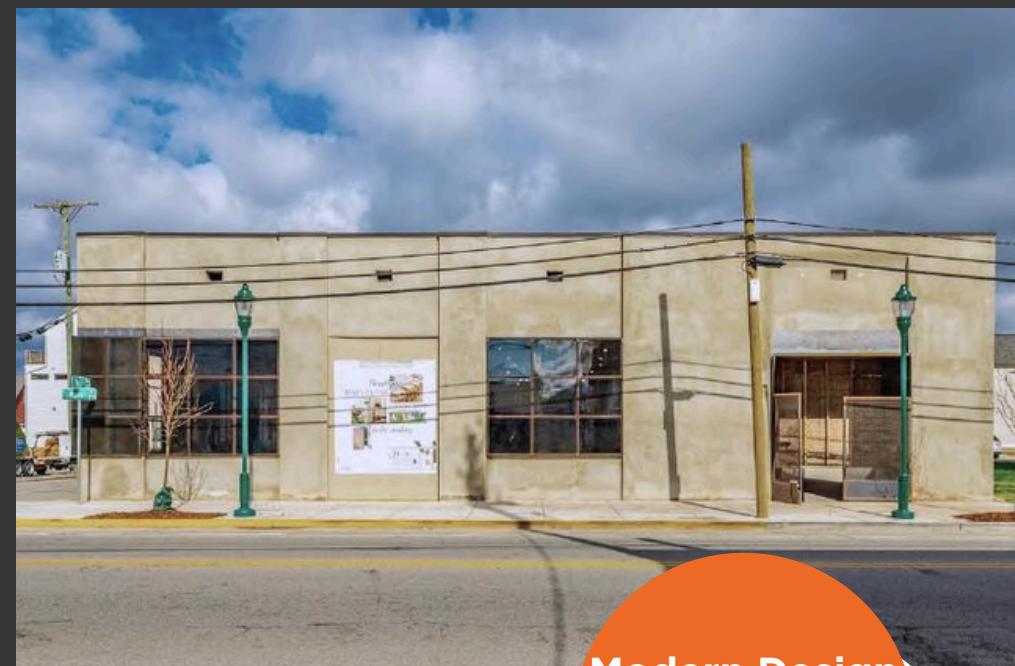
**Stately
Courtyard
Entrance**



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**Sleek
Restroom
Design**



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**Modern Design
Minimalist
Charm**

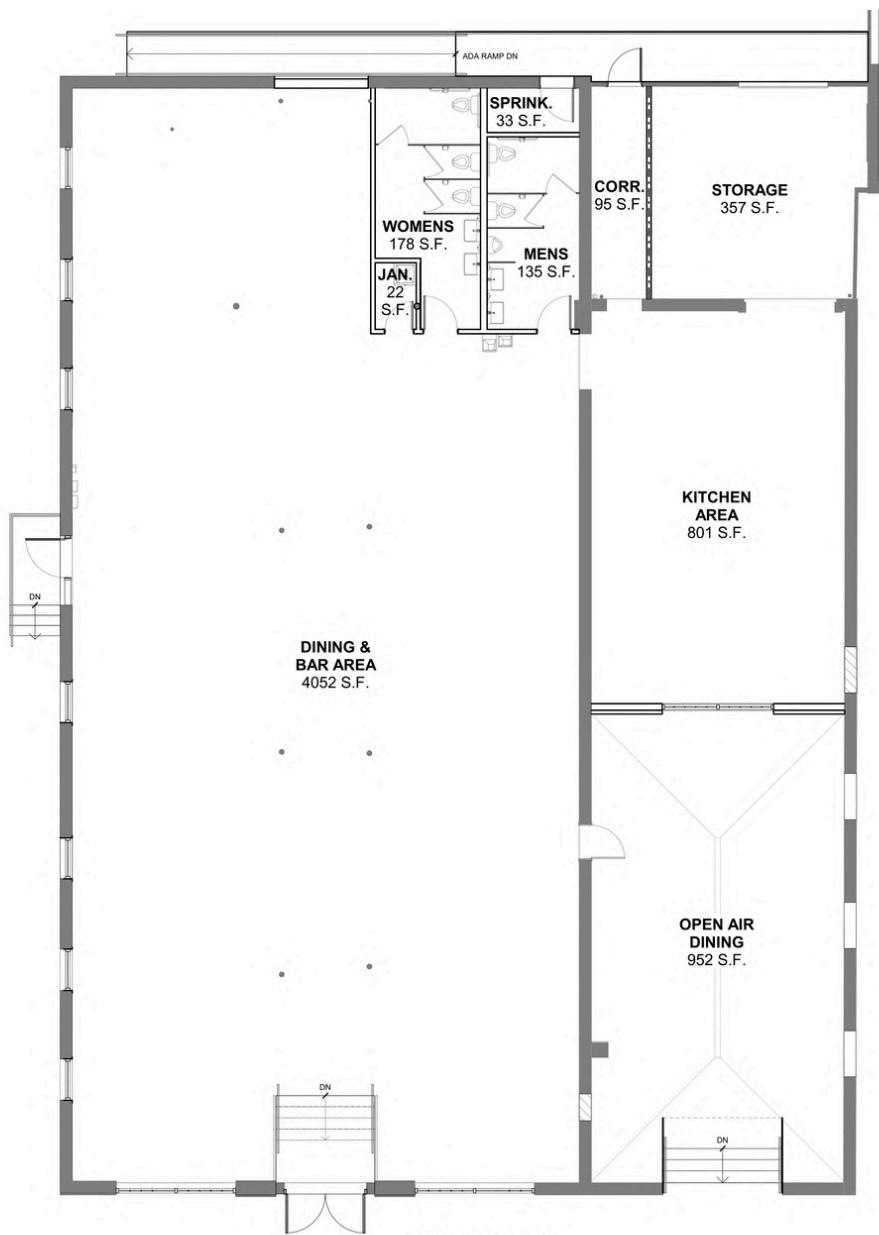


FLOOR PLAN

Option A:

Restaurant

- Interior: 5,662 SF
- Patio: 952 SF
- Total: 6,614 SF



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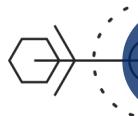
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FLOOR PLAN

Option B:

Retail

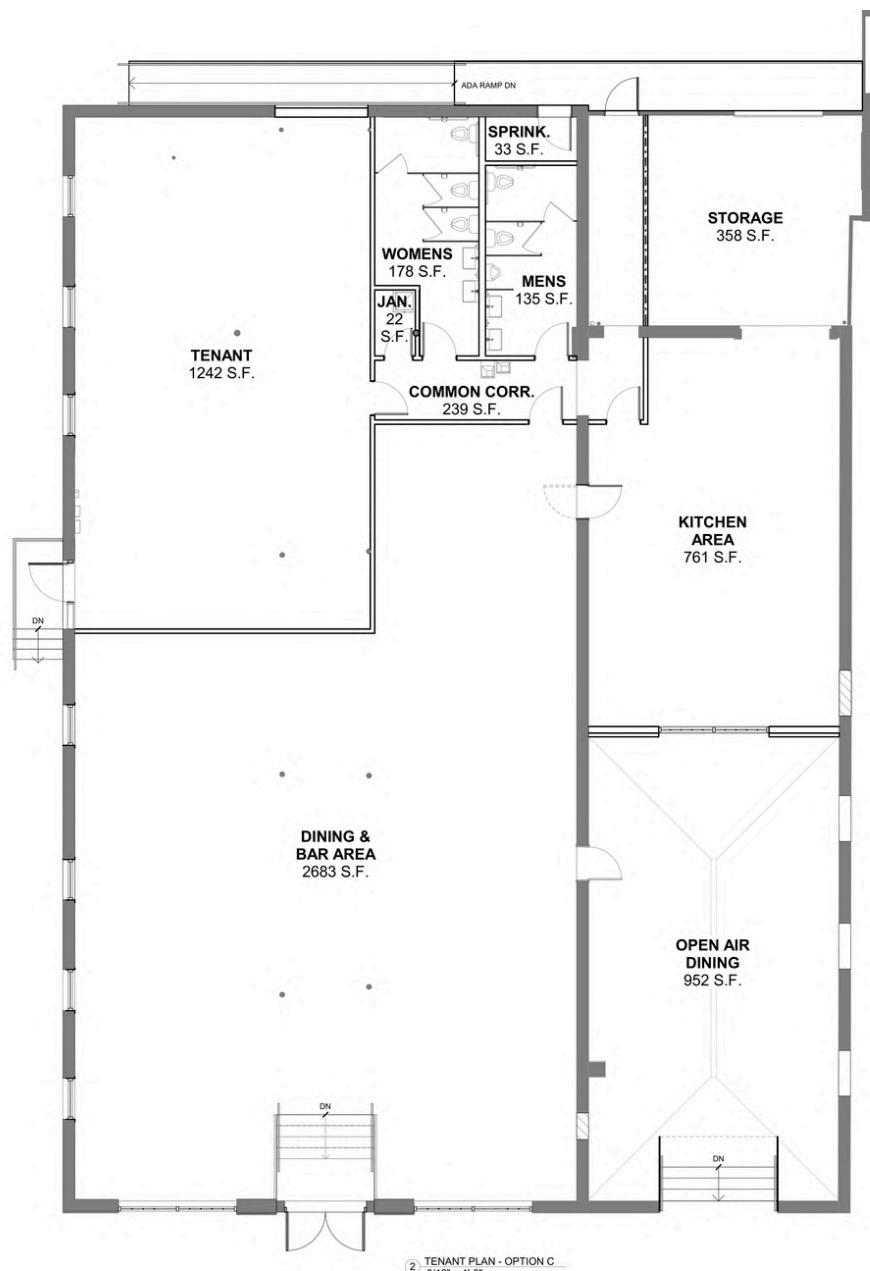
- 1,242 SF

Restaurant

- Interior: 3,802 SF
- Patio: 952 SF
- Total: 4,754 SF

Common Area

- 604 SF



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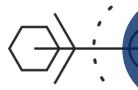
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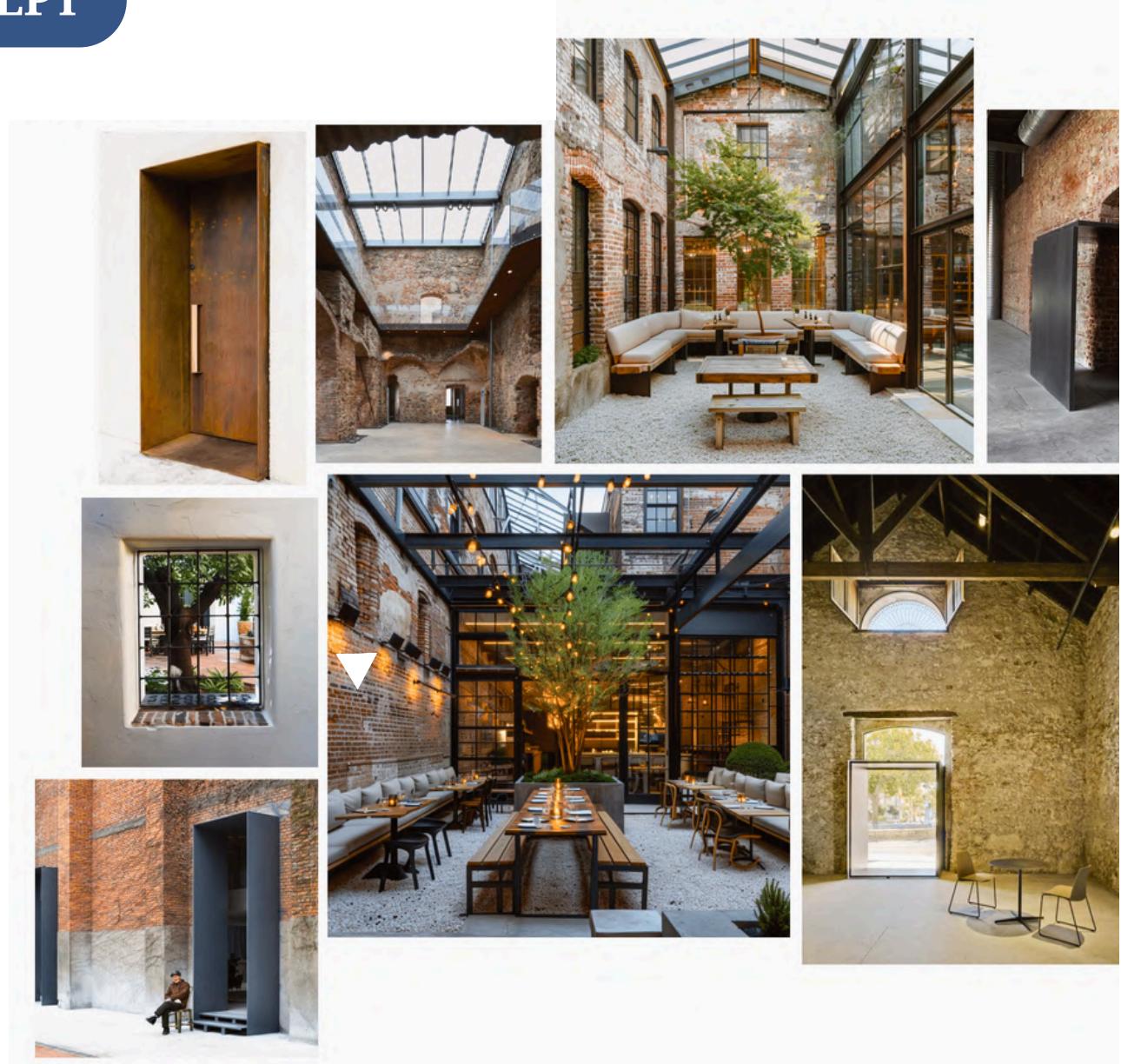
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COURTYARD CONCEPT

The Bolt's courtyard is meant to be much more than decorative outdoor space—it's an activating center piece, thoughtfully crafted to engage both tenants and the public in creative, social, and economic activity.



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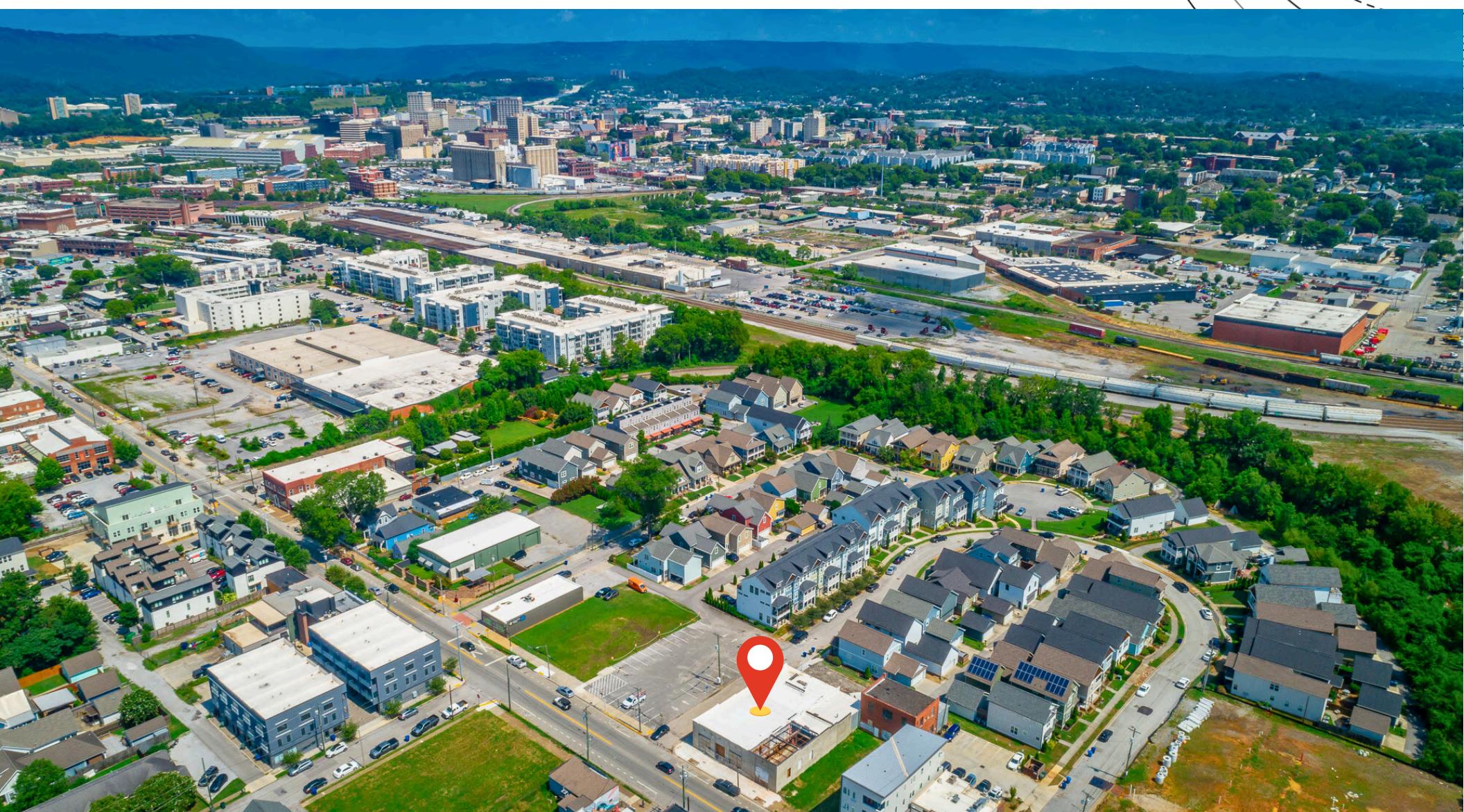
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AERIAL PHOTOS



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RETAIL SITE MAP

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POPULATION

1 MILES

3 MILES

5 MILES

2020 Population	8,659	56,197	127,627
2024 Population	11,083	64,968	138,135
2029 Projected Population	12,212	70,569	148,132
Median Age	29.2	34.2	36.7

HOUSEHOLD CHARACTERISTICS

1 MILES

3 MILES

5 MILES

2020 Households	3,717	23,512	53,804
2024 Households	4,955	27,738	58,679
2029 Household Projection	5,498	30,269	63,113

INCOME CHARACTERISTICS

1 MILES

3 MILES

5 MILES

Average Household Income 2020	\$82,819	\$64,269	\$68,081
Average Household Income 2024	\$85,459	\$68,303	\$71,236
Projected Average Household Income 2029	\$86,843	\$69,629	\$72,303



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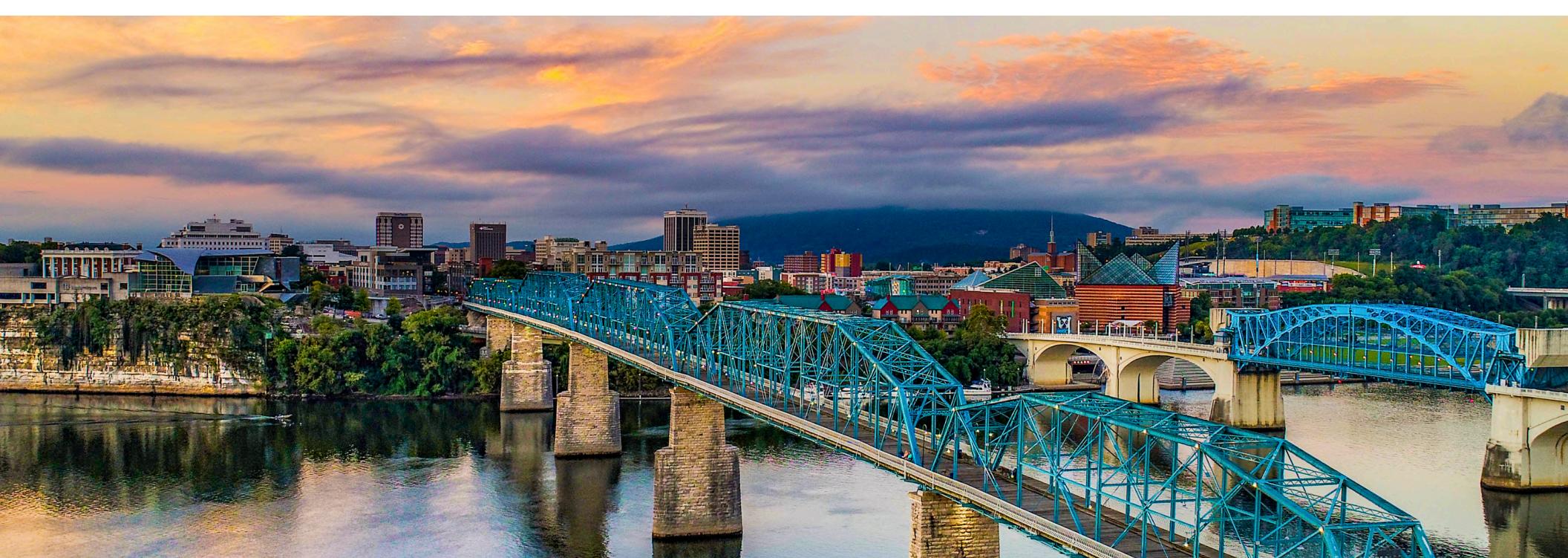


THE SVN DIFFERENCE

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.



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 an Associate 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.

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Kelly Fitzgerald
SVP of Commercial
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SECOND STORY
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