



RETAIL SPACE FOR LEASE | NARROW BRIDGE
1414 JENKINS ROAD, CHATTANOOGA, TN 37421

AVAILABLE SPACE: 1,380 SF



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

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1414 Jenkins Rd | Chattanooga, TN 37421

LISTING HIGHLIGHTS

Asking Lease Rate: \$26 (\$/SF/Year) NNN

Available Space: 1,380 SF

Term: Negotiable

LOCATION & AREA BENEFITS

- **Strategic Location:** Easy access to I-75 and Gunbarrel Road's major retail hub.
- **High Visibility** from both Jenkins Rd (**6,526 AADT**) and East Brainerd Rd (**34,368 AADT**)
- **Thriving Demographics:** Nestled in a growing residential and commercial area.
- Strong Co-Tenants
- **Ample Parking:** On-site parking for both your team and your customers.
- Close proximity to **Hamilton Place Mall**



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PROPERTY PHOTOS



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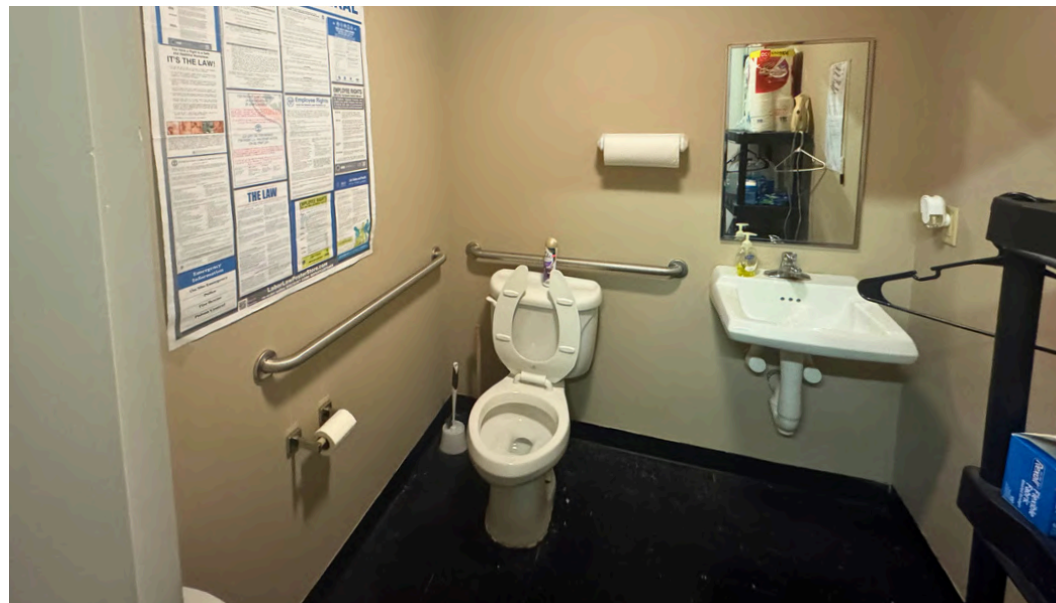
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INTERIOR PHOTOS



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RETAILER MAP



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020	7,038	47,814	99,174
2024	7,171	48,089	100,587
2029 Projected	7,632	50,928	106,473
Median Age	38.5	40.9	40.8

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,022	19,733	39,722
2024	3,060	19,852	40,238
2029 Projection	3,258	21,064	42,653

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$98,800	\$93,404	\$84,653
2024 Average Household	\$106,283	\$101,383	\$87,813
2029 Projected Household	\$107,844	\$71,485	\$88,692



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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

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, Nick prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.



Nick Petras
Commercial Advisor

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