



DOWNTOWN CHATTANOOGA

2ND GENERATION RESTAURANT
SPACE FOR LEASE

420 BROAD ST, CHATTANOOGA, TN 37402



SVN | Second Story Real Estate Management

Kelly Fitzgerald

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LISTING HIGHLIGHTS

Asking Lease Rate: \$26 psf
Terms: Negotiable
Available Space (SF): 5,610

- 2nd-generation restaurant
- Downtown Chattanooga
- Multiple parking options nearby

Location Description

- Positioned in the heart of Downtown Chattanooga, 420 Broad Street offers unparalleled visibility and foot traffic in one of the city's most dynamic commercial corridors. Located within the vibrant Jack's Alley retail and dining district, this space benefits from a steady stream of locals, professionals, and tourists exploring the city's top destinations.
- Surrounded by thriving restaurants, boutique shops, offices, and cultural attractions, the property is just steps from the Tennessee Aquarium, Riverfront Park, and the historic Walnut Street Bridge. The area is highly walkable, with excellent access to public transportation, structured parking, and major thoroughfares connecting all parts of the city.



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SITE MAP

Landmarks & Attractions

1. Tennessee Aquarium
2. AT&T Field
3. Bluff View Arts District
4. Walnut Street Bridge
5. Creative Discovery Museum
6. High Point Climbing Gym
7. AMC Theatres
8. "The Passage" Chattanooga Water Stairs
9. Ross's Landing and Riverwalk
10. Jack's Alley
11. National Medal of Honor Heritage Center
12. IMAX Theater

New & Noteworthy

13. River Rock Apartments & Townhomes
Completed 2021, 163 units, 16,000 sf retail, \$48M
14. Steam Logistics Office
Renovated 2022/2023, 60,000 sf office, \$7M
15. Embassy Suites (Coming 2026)
185 rooms, \$53M
16. Drury Hotel (Coming August)
225 rooms, \$40M
17. Future Residential (Coming Soon)
2026 opening, ~245 units, ~10,000 retail, \$85M
18. Reimagining Broad Street Project (Coming Soon)
"Creating a Premier Public Street"



19. Humanizing Our Riverfront Parks (Coming Soon)
Strategic upgrades to Ross's Landing, Chattanooga Green, and surrounding area
20. Mast General Store
Coming late 2026

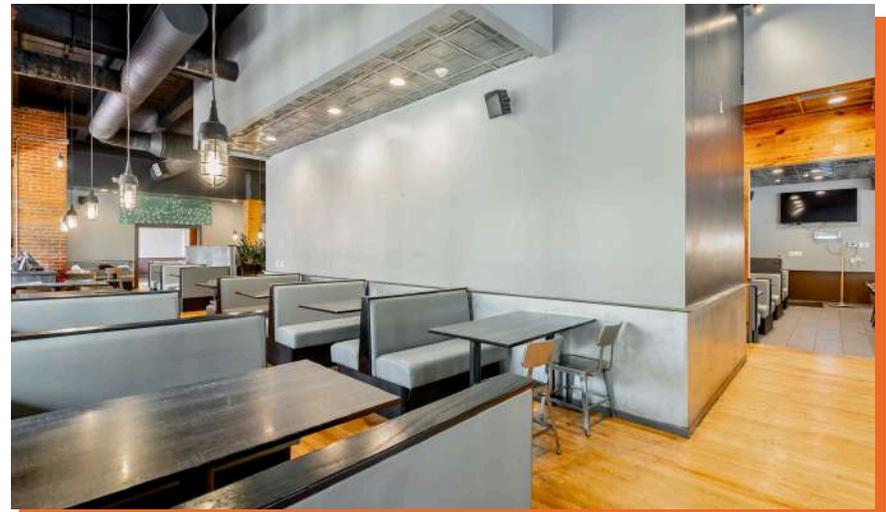
Existing Hotels, Housing, Businesses

21. Courtyard by Marriott
22. Hilton Garden Inn
23. Hampton Inn & Suites
Completed 2012

24. Holiday Inn
Completed 2016, 140 rooms, 6,000 sf retail/commercial, \$19 million
25. Double Tree by Hilton
26. Residence Inn by Marriott
27. Edwin Hotel
Completed 2018, 90 rooms, \$23M
28. Bluff View Inn
29. Riverset Apartments
Completed 1992, 41 units
30. Walnut Commons
31. Walnut Street Townhomes Phase III
Completed 2023, 11 units, \$14M

32. River Pier Landing
Completed 2005, 18 condos, 15,000 sf retail/commercial
33. Museum Bluffs Condos
Completed 2006, 29 condos
34. Parkview Condos
Completed 2009, ~107 condos
35. Freight Waves
36. Cherry Street Townhomes
37. Unum Headquarters
38. Unum West Building

INTERIOR PHOTOS



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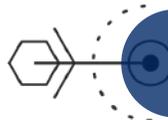
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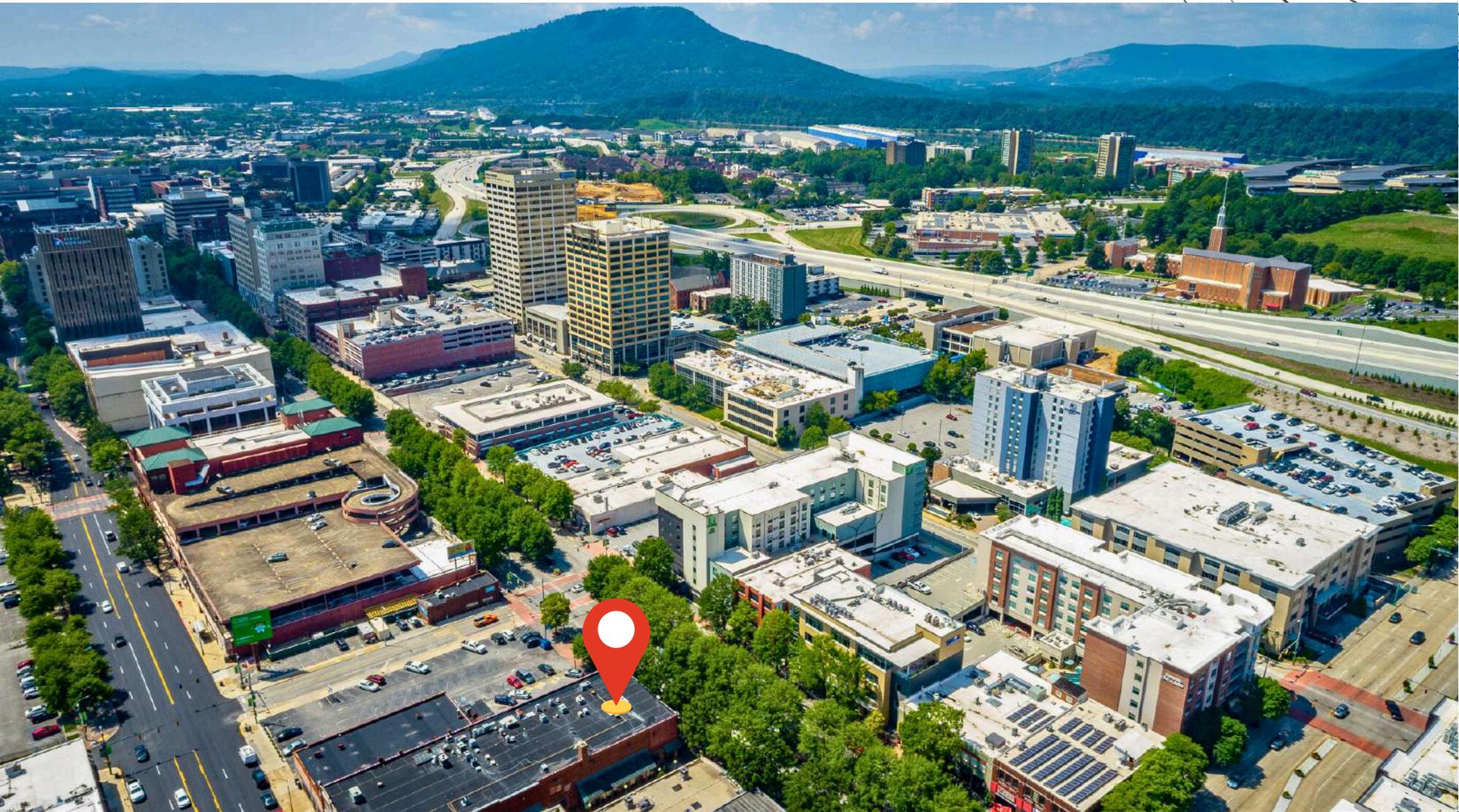
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AERIAL PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



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An aerial photograph of a city street, likely in Knoxville, Tennessee. The street is lined with trees and buildings. A red location pin is placed on the street. In the background, there are hills and a large building with a sign that says "VISION".

AERIAL PHOTOS

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CHATTANOOGA
LOOKOUTS
SLATED
FOR MIXED
USE 2026



4th ST (21,814 AADT)

61,676 AADT



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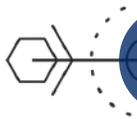
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DEMOGRAPHICS

POPULATION

	1 MILES	3 MILES	5 MILES
2020	9,769	45,979	112,280
2024	12,285	53,792	122,911
2029 Projected	13,506	58,533	132,347
Median Age	32.8	34.4	36.2

HOUSEHOLD CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020	4,755	20,251	48,056
2024	6,379	24,169	53,099
2029 Projection	7,082	26,420	57,361

INCOME CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020 Average Household	\$66,905	\$75,142	\$70,374
2024 Average Household	\$72,869	\$78,293	\$73,744
2029 Projected Average	\$74,549	\$78,988	\$74,793



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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 a Senior 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.



Kelly Fitzgerald
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