



RETAIL/OFFICE SPACE FOR LEASE IN CHATTANOOGA'S NORTHSHORE



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AVAILABLE SPACE: 1,740+/- SF | 2nd Floor Available
419 N Market St | Chattanooga, TN 37405



SVN | Second Story Real Estate Management

Brian Chadwick

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Retailer Map



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LISTING HIGHLIGHTS

- Located in the most dense downtown retail corridor on Chattanooga's north shore
- Rare amenity of on-site parking
- AADT: 11,503 on Market St
- Located directly across Publix, which is the #4 supermarket in Tennessee
- Strong co-tenants include: Four Bridges Family Dentistry, Physicians Care, Nails at Northshore, and StretchZone
- Walking distance to Orange Theory Fitness, Publix, Chipotle, Whole Foods, Edley's BBQ, Rock Creek, and Starbucks as well as Coolidge Park and the Walnut Street walking bridge, F45, Milk and Honey, Taco Mamacita, Summit Physical Therapy, Town and Country Barber



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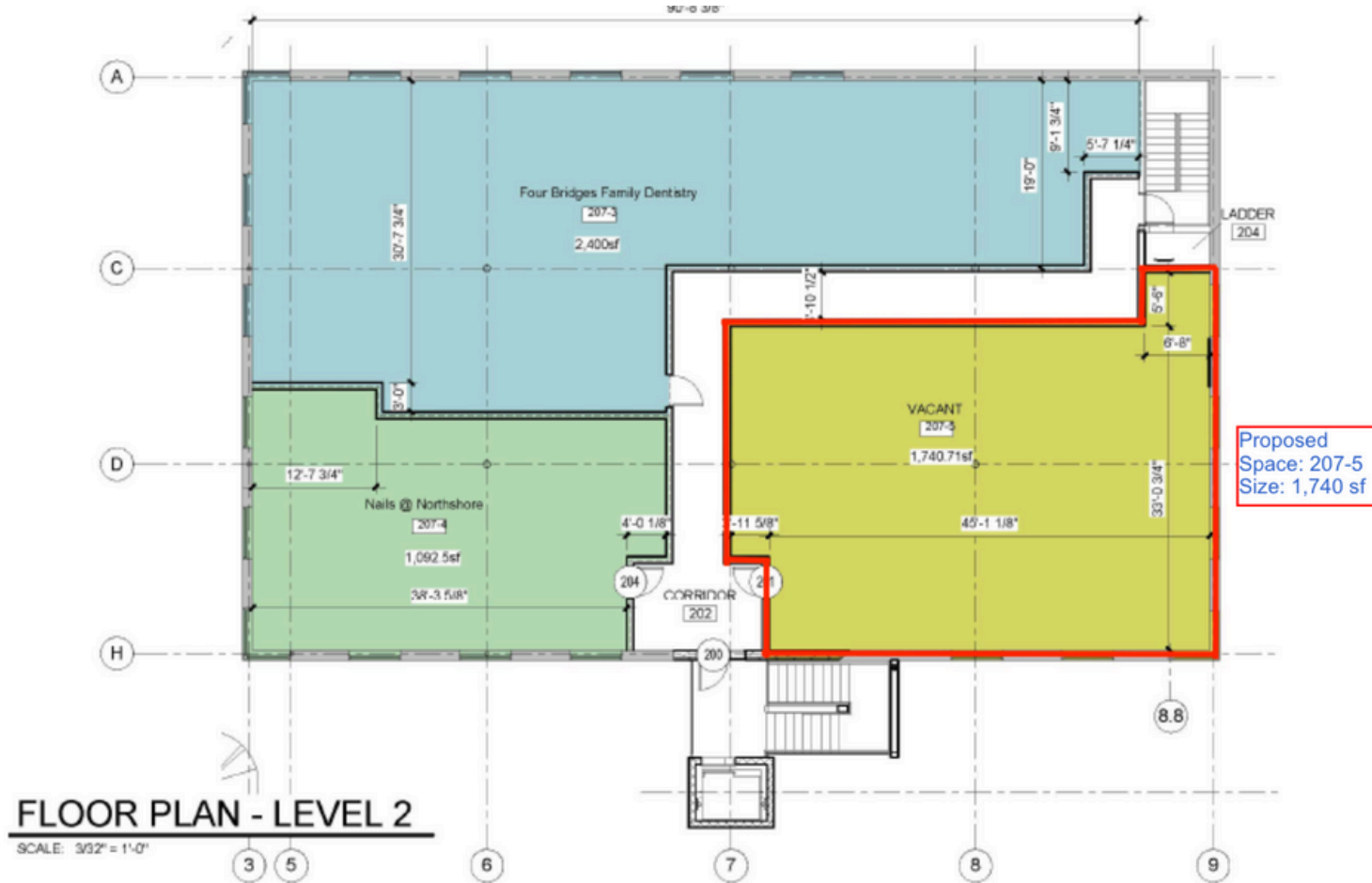
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SITE PLAN



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Population	28,406	115,349	282,802
2028 Projected Population	29,614	117,325	285,367
Median Age	36.1	37.4	39.6

Households	1 Mile	3 Mile	5 Mile
2023 Households	13,118	48,552	119,677
2028 Projected Households	13,752	49,463	50,920
Average Household Income	\$76,144	\$70,340	\$72,865



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ABOUT THE BROKERS



Brian Chadwick
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Director of Retail
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Brian has been in the commercial real estate industry for over 20 years specializing in the acquisition, disposition and financing of shopping centers and office buildings across the country. With his experience as the Director of Finance and Dispositions for a publicly traded REIT, he was responsible for over \$2 billion in property sales and loans. Because of his commercial finance background, Brian has vast experience in underwriting, marketing, negotiating and closing large scale deals.



Bianca Pichardo
SVN | Second Story Real Estate Management
Commercial Advisor
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Bianca Pichardo brings extensive knowledge in retail assets and uses her passion for connecting people with spaces that inspire innovation and growth, she has carved a niche as a trusted advisor in the industry. Her approach is rooted in personalized service, where every client's vision is transformed into reality through strategic planning, meticulous market analysis, and expert negotiation. Specializing in commercial sales, leasing, and investment properties, she offers a seamless experience tailored to your unique needs.