



Northshore

201 & 207 Frazier Avenue
Chattanooga, TN 37405

Multi-Use Office/Retail



Chad Wamack

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Property Information

Located in the heart of Chattanooga's vibrant North Shore district, 201 & 207 Frazier Avenue and 110 Forest Avenue offers a premier site in one of the city's most iconic neighborhoods.

This property's prime location provides high foot traffic, strong visibility, and easy accessibility, making it an ideal choice for retail, office, or mixed-use tenants looking to establish a presence in Chattanooga's thriving North Shore community.

Property Highlights

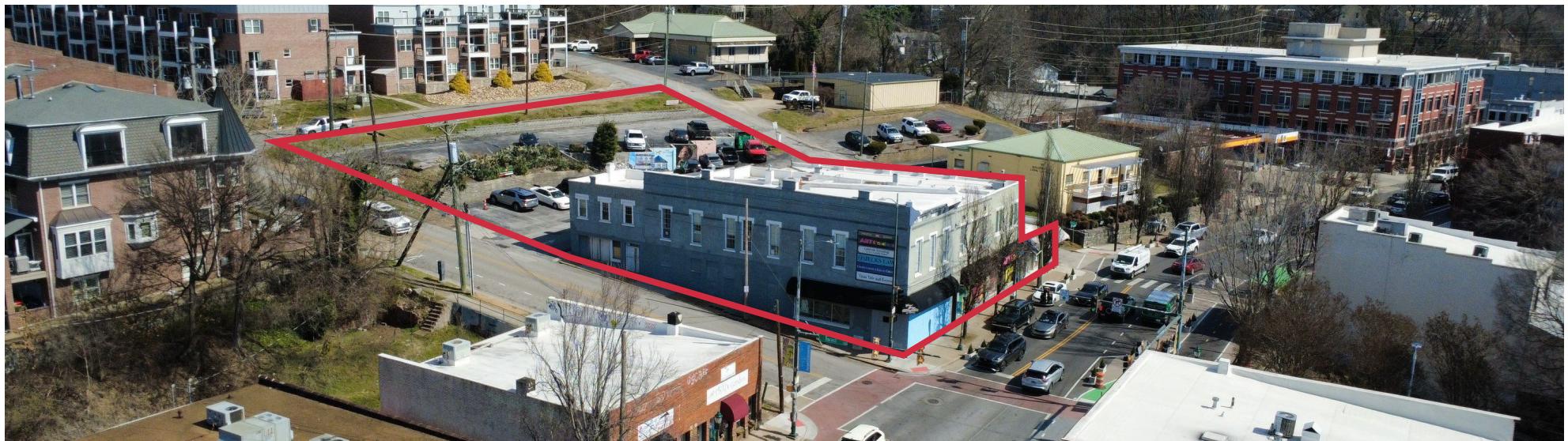
- Land: 24,394± SF | 0.56± Acres
- Parcel ID: 135E E 015, 135E E 016, 135E E 017
- Zoning: E-SH-3 & E-RM-3
- Frontage: 97 feet on Frazier Avenue 200 feet on Forest Avenue
- Parking: 40 designated spaces
- Building: 14,589± SF multi-tenant 10 retail and office suites
- Roof: 5 years old, white TPO
- Tenants: Month to month lease terms
- 2024 RE Taxes: \$24,349.23 City & County

Sale Price: **\$4,950,000**

For Sale

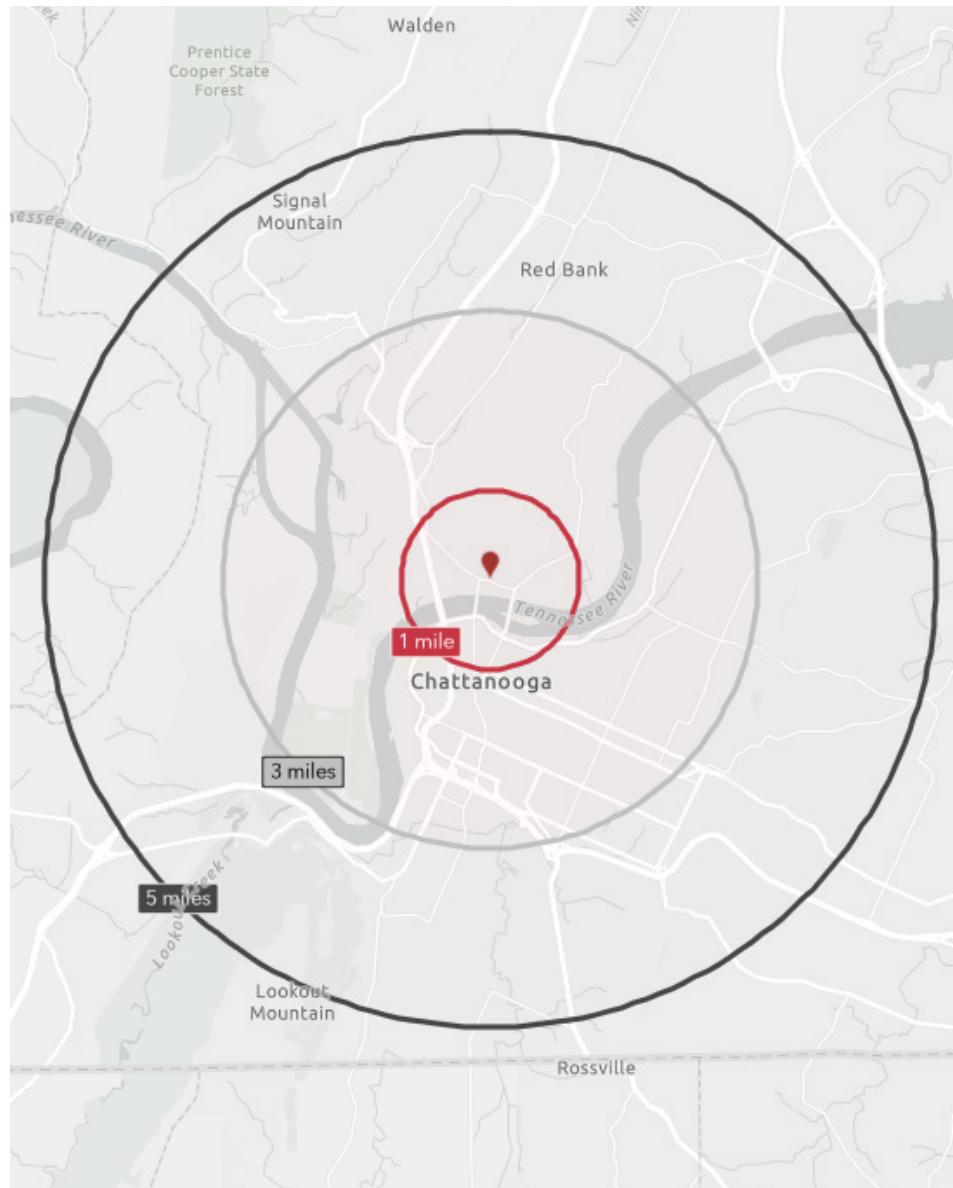
For Sale

14,589± SF | Office/Retail | Redevelopment



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Demographics

2024 Population

1 Mile	8,812
3 Mile	46,981
5 Mile	14,667

2024 Average Household Income

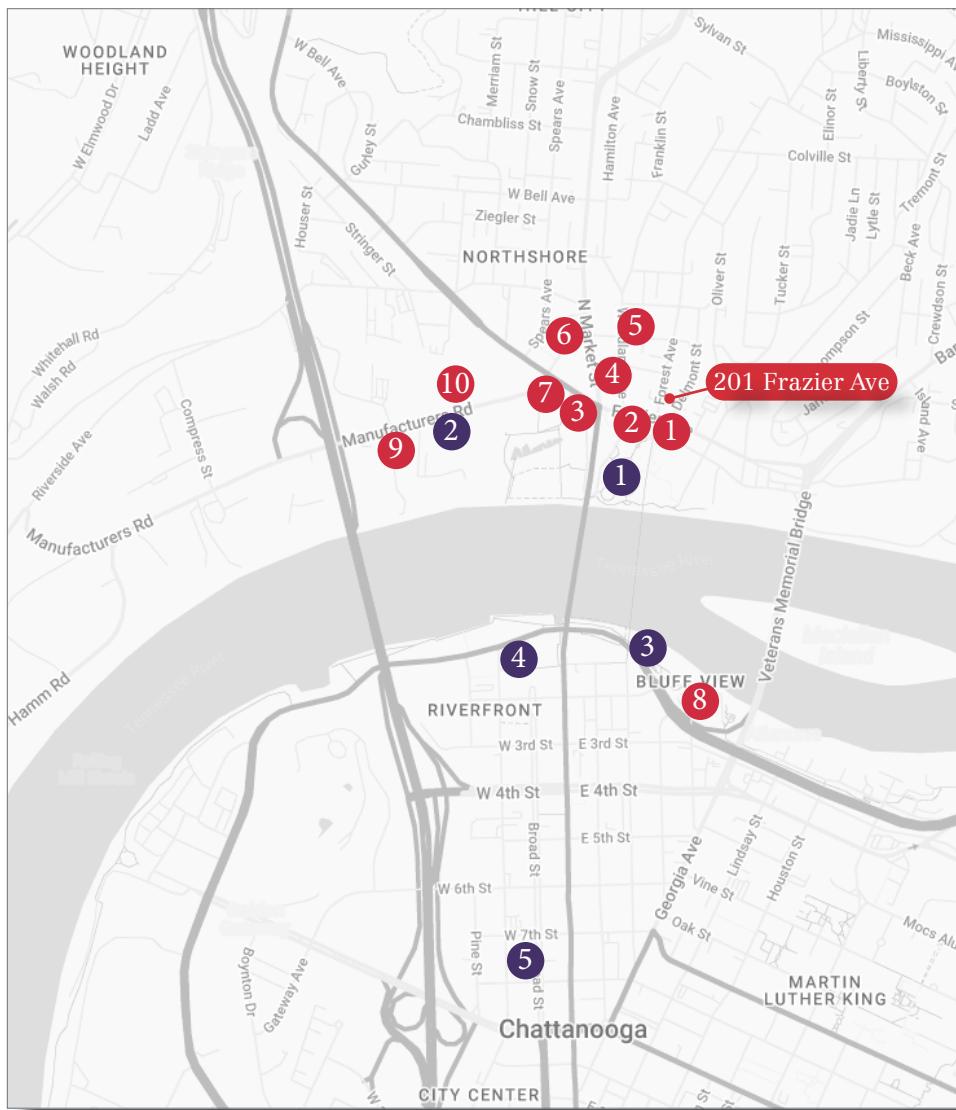
1 Mile	\$131,477
3 Mile	\$99,714
5 Mile	\$93,390

2023 Traffic Counts

Frazier Avenue	14,711
HWY 27	75,526
Cherokee Blvd.	12,539
Market Street	12,055



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Amenities

FOOD/BEVERAGES/HEALTH&WELLNESS

- 1 Totto Sushi & Grill
- 2 Clumpies Ice Cream
- 3 Mezcla
- 4 Walgreens
- 5 Publix
- 6 Be Caffeinated
- 7 Starbucks
- 8 Tony's Pasta Shop
- 9 Whole Foods
- 10 Orange Theory Fitness

TOURISM

- 1 Coolidge Park
- 2 Renaissance Park
- 3 Hunter Museum
- 4 Tennessee Aquarium
- 5 Tivoli Theater



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CHATTANOOGA QUICK FACTS

City of Chattanooga population: 176,588

Chattanooga MSA Population: 549,016

Tourism: 3 million people visit Chattanooga annually; bringing \$750 MM in revenue.

Attractions:

The Tennessee Aquarium (1MM visitors a year)

Rock City

Ruby Falls

Hunter Muesum of American Art

Symphony & Opera Association

The Tivoli

Creative Discovery Muesum

Chattanooga Zoo

Chickamauga Lake

Events:

Riverbend Music Festival (attracts over 600,000 each year)

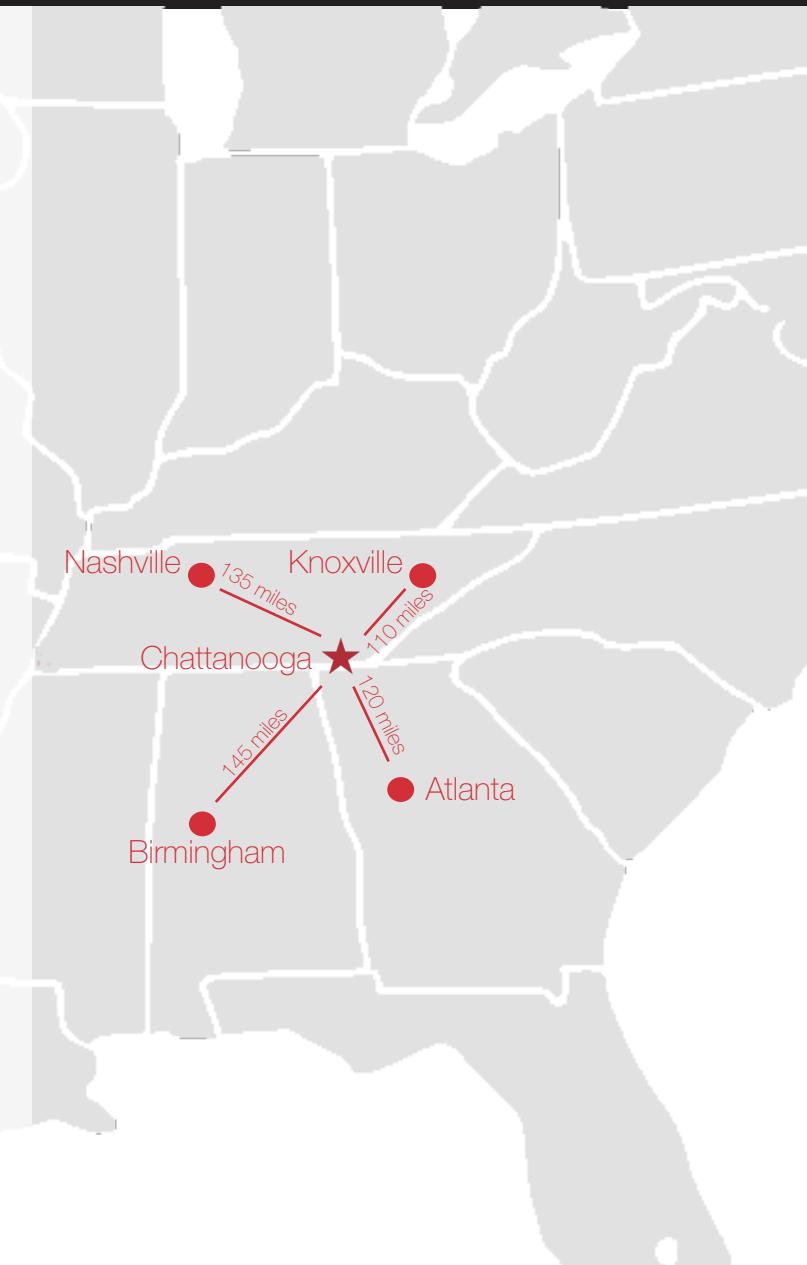
Head of the Hooch Regatta (second largest rowing regatta in the US)

Ironman Triathalon

Three Sisters Bluegrass Festival

Major Employers:

Company	Product/Service	Full-Time Employees
BlueCross BlueShield of Tennessee	Health Care Financing	4,899
Hamilton County Dept. of Education	Elementary & Secondary Schools	4,508
Erlanger Health System	Hospital	4,384
Tennessee Valley Authority	Utility - Electric Service	3,786
Amazon.com	Distribution Center	3,312
Unum	Insurance	2,800
McKee Foods Corporation	Manufacturing Cakes & Cookies	2,700
CHI Memorial	Health Care	2,602
City of Chattanooga	Government	2,250



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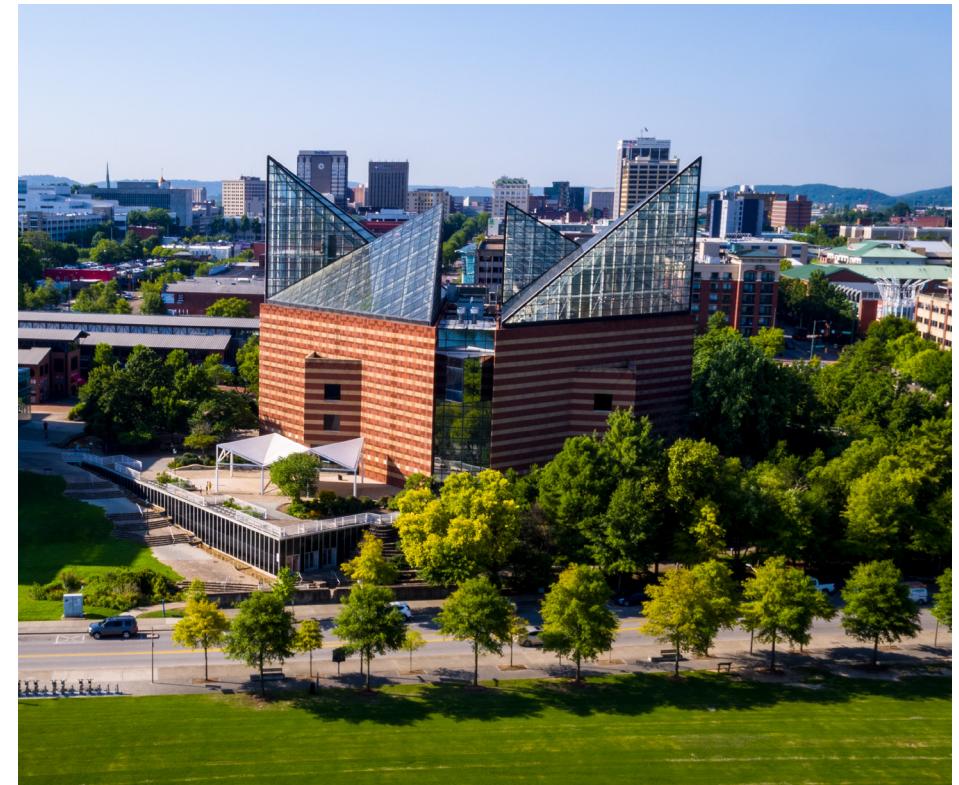
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Chattanooga, is in southeastern Tennessee, it sets along the Tennessee River in the foothills of the Appalachian Mountains. With a city population of more than 180,000 residents, it is the 4th largest city in the state and has everything to offer from business and economic success to beautiful scenery and activities.

Chattanooga is the middle point for several larger surrounding cities including Atlanta, Knoxville, and Nashville.

- In 2009, Chattanooga and the Electric Power Board installed a \$330 million fiber-optic network that is estimated to have contributed more than \$1 billion to the local economy
- The Gateway - a new, 110-acre mixed used development site adjacent to the recently completed CHI Memorial soccer stadium that broke ground in 2022 with an estimated \$1 billion in economic development over the completion of the project
- The Bend - a 120 acre, adaptive reuse project with over 3,000 linear feet of river frontage aiming to reshape Chattanooga downtown landscape and attract corporate office relocations. The project's master plan features more than 300,000 SF of retail and entertainment space, 700,000+ SF of office, 450+ upmarket residential units, more than 250 hotel rooms and 300 marina slips.



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