

FOR LEASE

St. Elmo Landmark Building

3800 St. Elmo Avenue, Chattanooga, TN 37409



- **Space Available:**
-Suite 122: +/-3,123 SF
- Building located one block from Food City and Publix Shopping Centers
- Meticulous modern, industrial renovations to this historic building make this a desirable location for office and retail businesses
- On-site parking (1/1,000) with additional off-site parking available
- AADT 11,841 (estimate) as of 2025
- Area businesses include Tap House, Amigo’s Mexican Cucina, 1885 Grill, Wood Designs, Mr. T’s Pizza, Incline Railway, Clumpie’s Ice Cream and many more
- The Riverwalk was recently extended with the new terminus just one block from this location and now connects the St. Elmo district to downtown, along the 18+ mile walking/bike path
- CARTA free electric shuttle now serves St. Elmo with service every 15 minutes

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	4,299	43,481	107,956
Average HH Income	\$73,664	\$96,772	\$99,366



For Additional Information Contact:

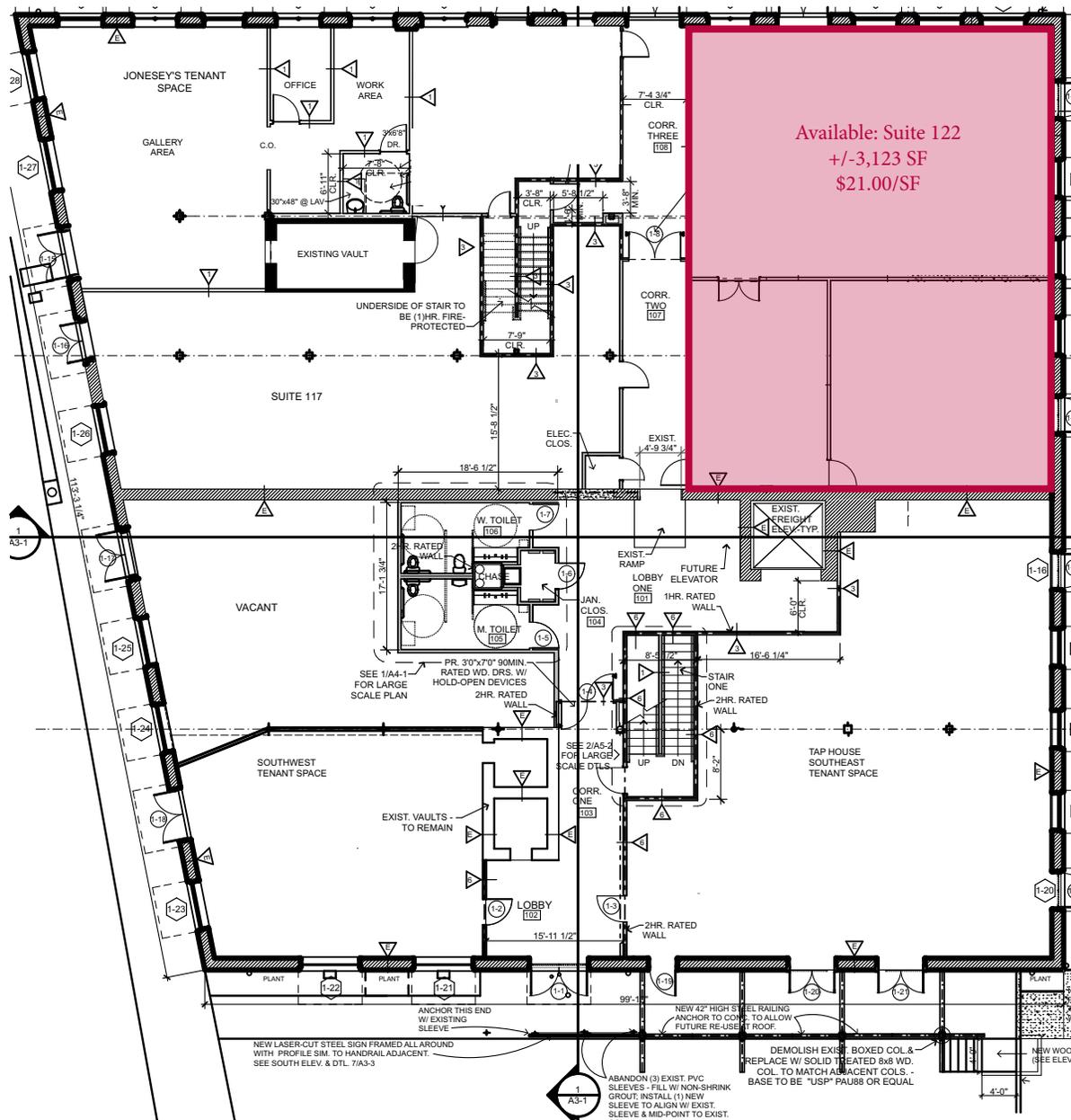
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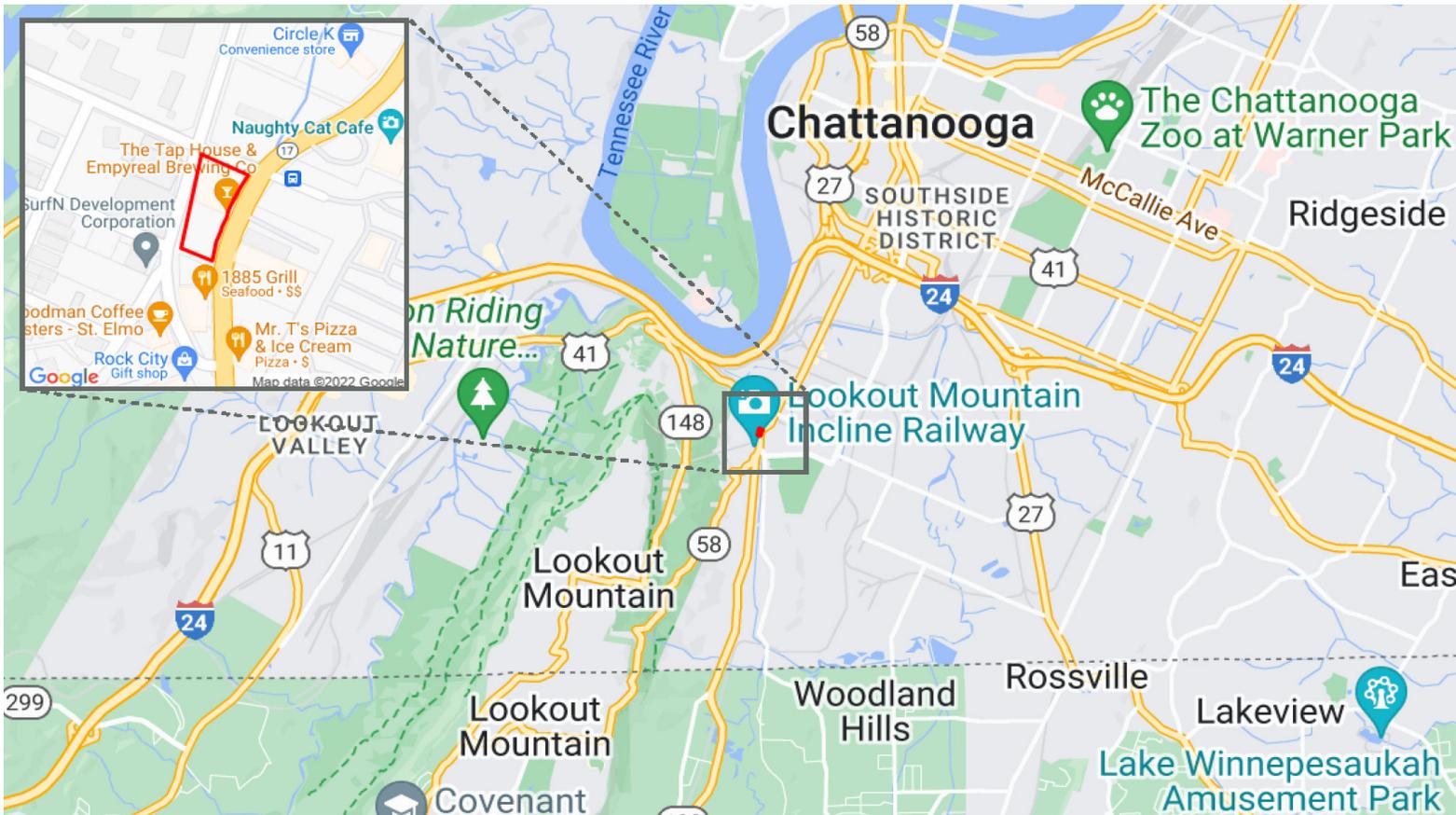
Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

First Floor Plan



- Suite 122: +/-3,123 SF**
 - \$21.00/SF plus \$4.42/SF NNN
 - Corner ground floor suite with great visibility at the signalized intersection
 - Plenty of light, wood floors, brick walls, and exposed ceilings
 - Former yoga studio

Map & Aerial



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