

SVN RETAIL / OFFICE SPACE IN THE HEART OF CHATTANOOGA'S NORTHSHORE FOR LEASE



RETAIL / OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 4,000 SF | 2nd floor 147 N Market St | Chattanooga, TN 37405



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241 Cell: (615) 714-6378 kelly.fitzgerald@svn.com Bianca Pichardo

Office: (423)-682-8241 Cell: (423)-710-7638 bianca.pichardo@svn.com

RETAIL / OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 4,000 SF | 2nd floor 147 N Market St | Chattanooga, TN 37405

Retailer Map



RETAIL / OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 4,000 SF | 2nd floor 147 N Market St | Chattanooga, TN 37405



*RENDERING FOR REPRESENTATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE

LISTING HIGHLIGHTS

- Located in the most dense downtown retail corridor on Chattanooga's north shore
- · Rare amenity of on-site parking
- Building to be renovated for new users
- AADT: 11,503 on Market St; 14,817 on Frazier/Cherokee Blvd
- 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 Physcial Therapy,
 Town and Country Barber

Office: (423) 682-8241 Cell: (615) 714-6378 kelly.fitzgerald@svn.com

Office: (423)-682-8241 Cell: (423)-710-7638 bianca.pichardo@svn.com

RETAIL / OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 4,000 SF | 2nd floor 147 N Market St | Chattanooga, TN 37405



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	8,789	49,220	116,708
2029Projected Population	9,398	51,690	121,181
Median Age	38.2	36.2	37.4
Households	1 Mile	3 Mile	5 Mile
Households 2024 Households	1 Mile 4,053	3 Mile 21,095	5 Mile 49,017

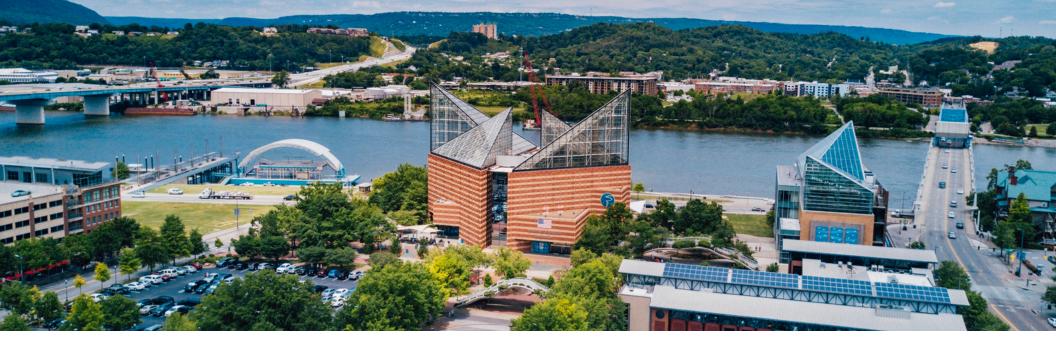


SVN | Second Story Real Estate Management Kelly Fitzgerald

Office: (423) 682-8241 Cell: (615) 714-6378 kelly.fitzgerald@svn.com

Bianca Pichardo

Office: (423)-682-8241 Cell: (423)-710-7638 bianca.pichardo@svn.com



ABOUT THE BROKERS



KELLY FITZGERALD

SVN | Second Story Real Estate Management
Vice President, Commercial Brokerage
615.714.6378
kelly.fitzgerald@svn.com

Kelly Fitzgerald is VP 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 \$120 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.



Bianca Pichardo

SVN | Second Story Real Estate Management

Commercial Advisor
423-710-7638
bianca.pichardo@svn.com

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.