



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



PRELIMINARY CONCEPT RENDERING SUBJECT TO CHANGE.

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

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Retailer Map



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MARKET STREET VIEW

*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 Physical Therapy, Town and Country Barber



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	8,789	49,220	116,708
2029 Projected Population	9,398	51,690	121,181
Median Age	38.2	36.2	37.4
Households	1 Mile	3 Mile	5 Mile
2024 Households	4,053	21,095	49,017
2029 Projected Households	4,341	22,191	50,920
Average Household Income	\$99,791	\$82,254	\$75,934



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ABOUT THE BROKERS



KELLY FITZGERALD

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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

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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.