



## HIGHLY VISIBLE RETAIL FOR LEASE: DOWNTOWN CHATTANOOGA



### HIGHLY VISIBLE RETAIL SPACE FOR LEASE

AVAILABLE SPACE: 1,395 SF, anchored by Tapestry Hotel  
736 Broad St | Chattanooga, TN 37402



SVN | Second Story Real Estate Management

**Kelly Fitzgerald**

Office: (423) 682-8241

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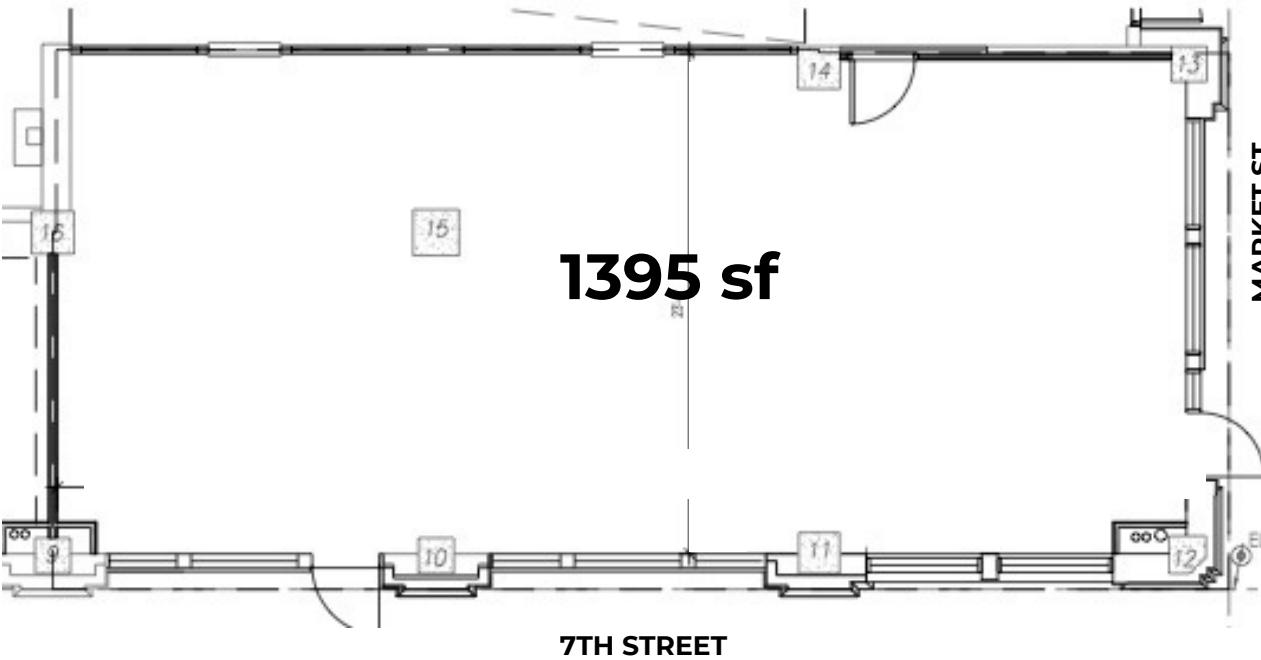
## VICINITY MAP



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## FLOOR PLAN

### LISTING HIGHLIGHTS

- Heart of Chattanooga's downtown
- This location is the retail anchor for Chattanooga's newest luxury hotel, The Tapestry Hotel by Hilton
- Great visibility on Market St with a traffic signal
- Walking distance to the Tivoli Theatre, the Westin, as well as thousands of downtown employees

**TAPESTRY**  
**COLLECTION**  
by Hilton™



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## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Population	14,560	55,614	122,957
2028 Projected Population	15,539	57,799	125,323
Median Age	33.6	35.6	37.4
Households	1 Mile	3 Mile	5 Mile
2023 Households	6,551	23,112	51,431
2028 Projected Households	7,103	24,150	52,506
Average Household Income	\$67,199	\$73,522	\$73,114

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## ABOUT THE BROKER



### **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.