

FOR LEASE



862 Callen Ln NW, Suite 110 | Cleveland, TN 37312

Medical Office Space | 4,170 SF

SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

Kodi Mann

Office: (423) 682-8241

Cell: (423) 506-9299

kodi.mann@svn.com



LEASING DETAILS

Suite 110

7 exams rooms, a procedure room, and an imaging room

- **Space Available:** ±4,170 SF
- **Asking Rate:** \$24/SF/YR NNN

LOCATION SUMMARY

Positioned in Cleveland's northwest commercial corridor, the site offers proximity to regional health infrastructure and major retail nodes:

- 0.5 Miles to Paul Huff Parkway commercial corridor
- 1.5 Miles to Interstate 75 (Exit 27)
- Proximity to Tennova Healthcare - Cleveland and surrounding medical specialty practices



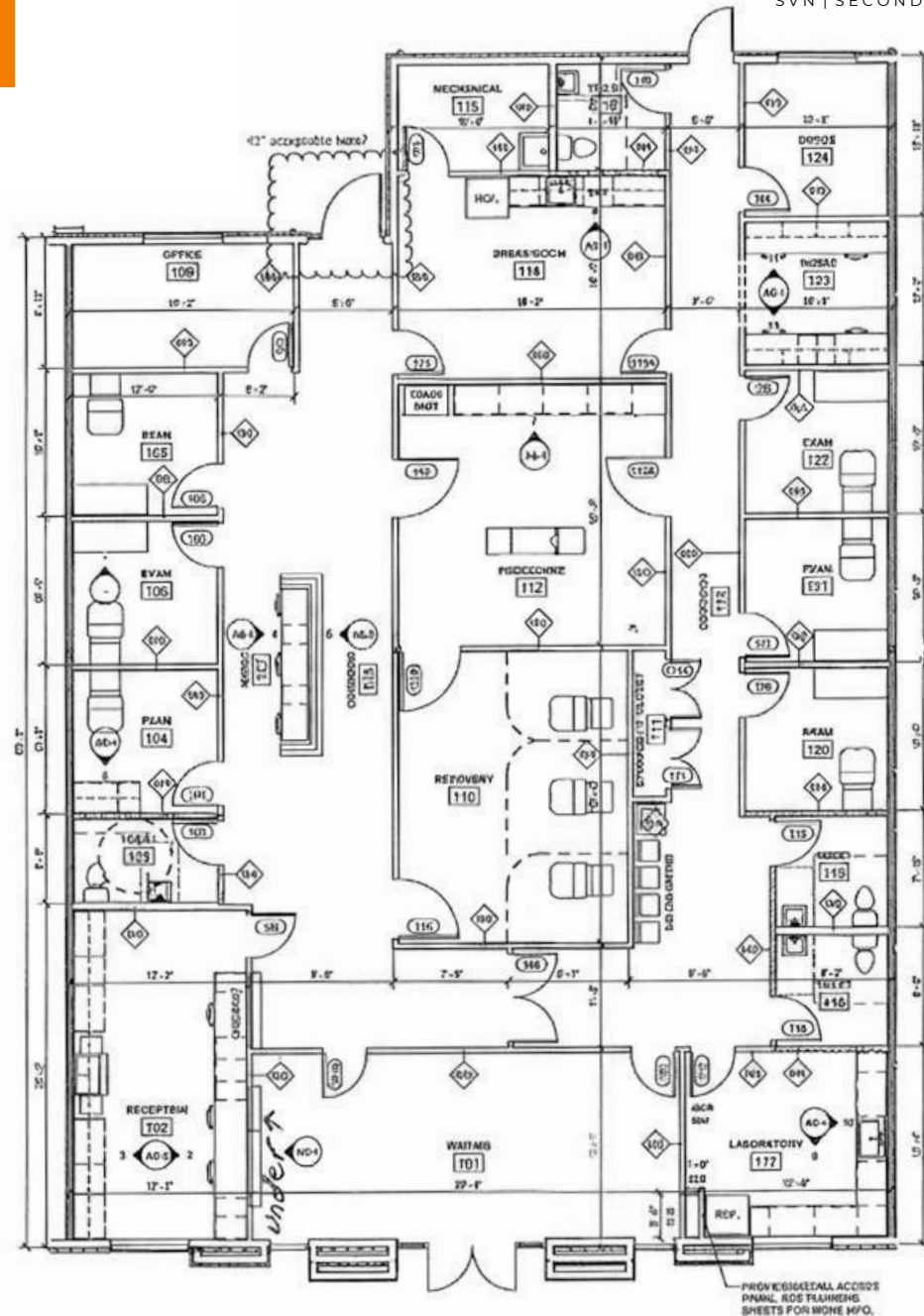
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HIGHLIGHTS

- **Move-In Ready Space:** 4,170 SF high-quality commercial suite ideal for medical, clinical, professional office, or service use.
- 7 exam rooms, a procedure room, and an imaging room.
- **Modern Building Design:** Contemporary construction featuring stone accents, prominent storefront glass, and ground-floor direct entry.
- **Strategic Cleveland Location:** Situated in a high-growth commercial cluster just off Paul Huff Parkway with fast connectivity to I-75.
- **Convenient Access & Parking:** Direct front-door surface parking providing seamless access for patients, clients, and staff.

FLOOR PLAN

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PROPERTY PHOTOS

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INTERIOR PHOTOS

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Brookes

Edge

324 Units

Paul Huff Pkwy = +24,000 VPD

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

POPEYES

ADVANCE
AUTO PARTS

TRUIST

PANDA EXPRESS
EXOTIC CHINESE

CHIPOTLE
MEXICAN GRILL

McALISTER'S
DELI

Orangetheory
FITNESS

Freddy's
STEAKBURGERS

Chick-fil-A

Hampton Inn

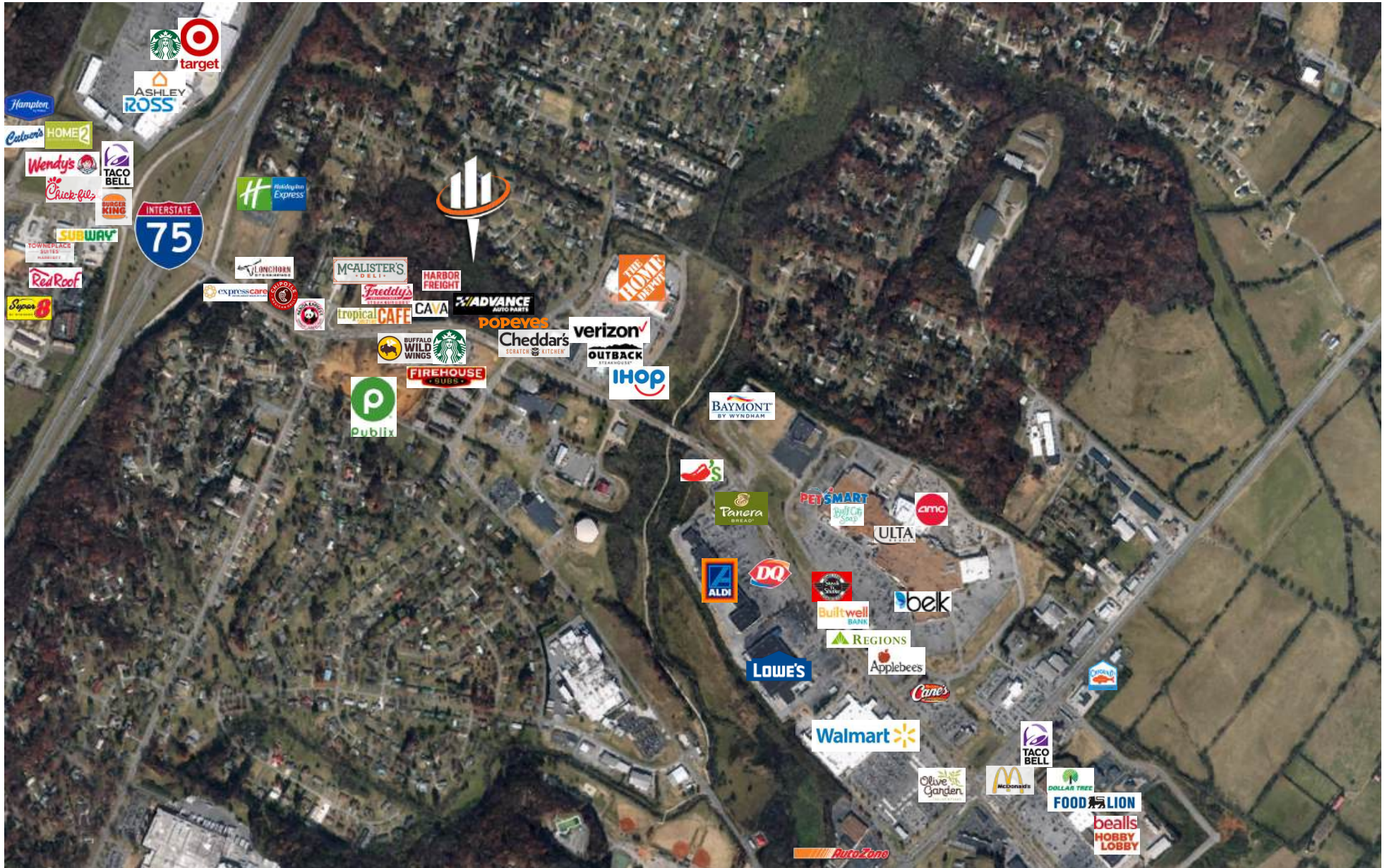
COURTYARD
BY MARRIOTT

CLEVELAND TOWN CENTER
TARGET
KOHL'S
OLD NAVY
Ashley



AERIAL MAP

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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
2020	5,561	33,629	62,924
2025	5,491	34,978	66,398
2030 Projected	5,662	36,456	69,406
Median Age	39	38.7	38

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	2,164	13,253	24,496
2025	2,142	13,914	26,089
2030 Projected	2,208	14,525	27,312

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2025 Average Household	\$107,157	\$87,426	\$80,899
2030 Projected Household	\$109,658	\$88,523	\$82,020



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



BROKERS

Kelly Fitzgerald is SVP 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 \$135 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.

Kodi Mann is a Brokerage Advisor specializing in healthcare real estate across Tennessee and Georgia. She represents healthcare providers, medical practices, and landlords in the acquisition, leasing, and disposition of healthcare and medical retail properties. Leveraging more than a decade of experience in project management, strategic communications, entrepreneurship, and healthcare, Kodi provides a consultative approach that helps clients align their real estate strategy with their business goals. As a certified Project Management Professional (PMP) and the 2026 Director of Programs for the Project Management Institute (PMI) Chattanooga Chapter, she combines strategic planning, relationship management, and operational insight to deliver exceptional outcomes for every client.



Kelly Fitzgerald
Senior Vice President of
Commercial Brokerage



[615.714.6378](tel:615.714.6378)



kelly.fitzgerald@svn.com



[secondstory.properties](https://www.secondstory.properties)



Kodi Mann
Brokerage Advisor



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kodi.mann@svn.com



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KELLY FITZGERALD

[615.714.6378](tel:615.714.6378)

[KELLY.FITZGERALD@SVN.COM](mailto:kelly.fitzgerald@svn.com)

KODI MANN

[423.506.9299](tel:423.506.9299)

[KODI.MANN@SVN.COM](mailto:kodi.mann@svn.com)

800 MARKET ST STE 207, CHATTANOOGA, TN 37402

[WWW.SECONDSTORY.PROPERTIES](https://www.secondstory.properties)

[423-682-8241](tel:423-682-8241)