



RETAIL / OFFICE SPACE FOR LEASE OR PURCHASE



**\*Rendering for representational purposes and is subject to change**

## RETAIL / OFFICE SPACE FOR LEASE OR PURCHASE

AVAILABLE SPACE: 963 - 2,355 SF | 4 Available spaces

1939 Central Ave | Chattanooga, TN 37408



SVN | Second Story Real Estate Management

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CENTRAL CROSSING

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## FLOORPLAN DESIGN

This unique property is being developed in a prominent and upcoming area in Chattanooga's most sought after neighborhood, the Southside. Central Crossing is sure to be the next iconic building in Chattanooga's landscape.

With four spaces available totaling 6,533 SF on the bottom floor of this unique mixed use building, the opportunities here are above exceptional. Parking is available both on street and onsite which is rare in this urban neighborhood.

The building will also include 32 unique residential units geared towards people who enjoy urban living and all it has to offer.

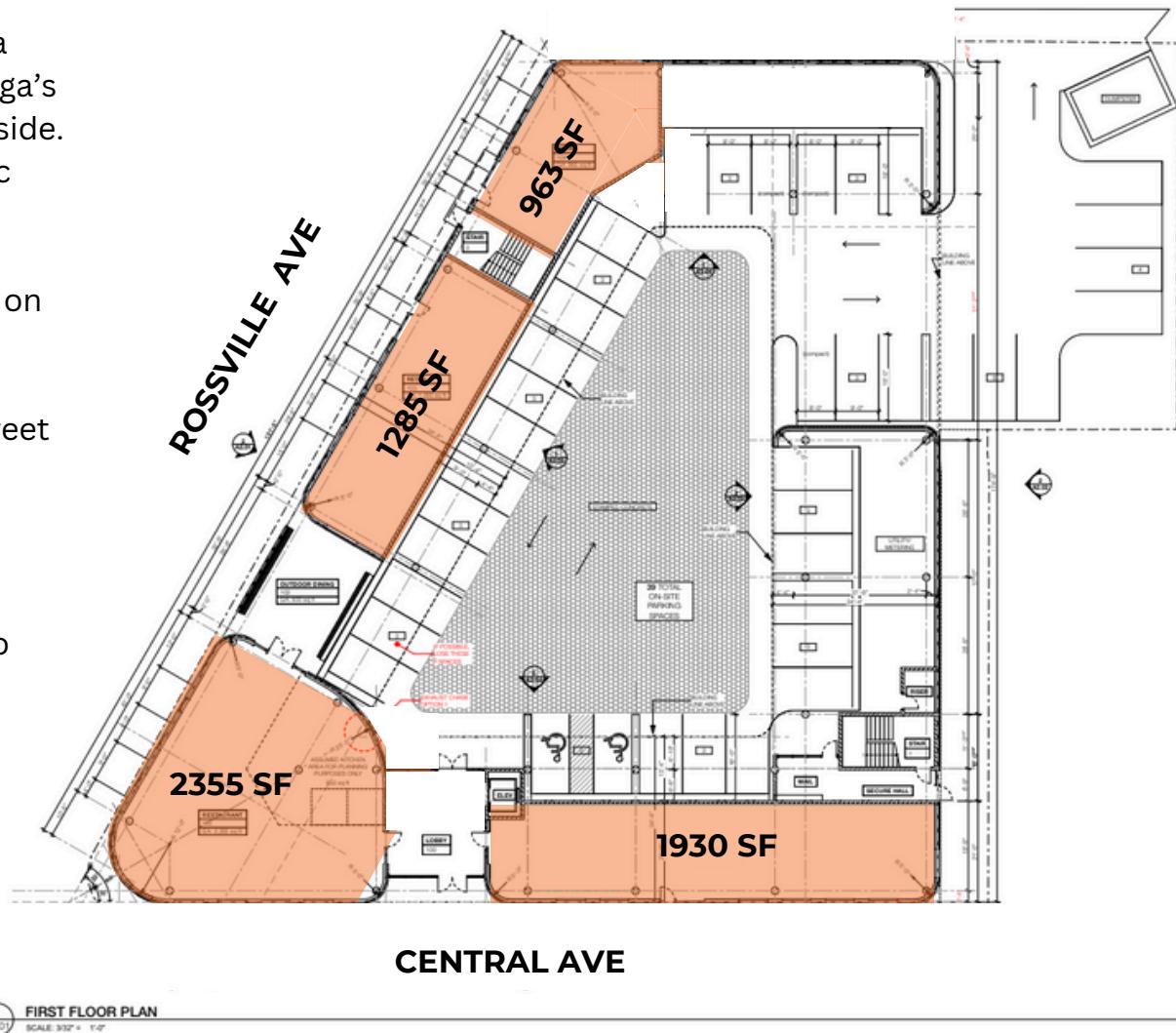
### Available Spaces:

Suite 101 - 1,930 SF

Suite 102 - 2,355 SF

Suite 103 - 1,285 SF

Suite 104 - 963 SF



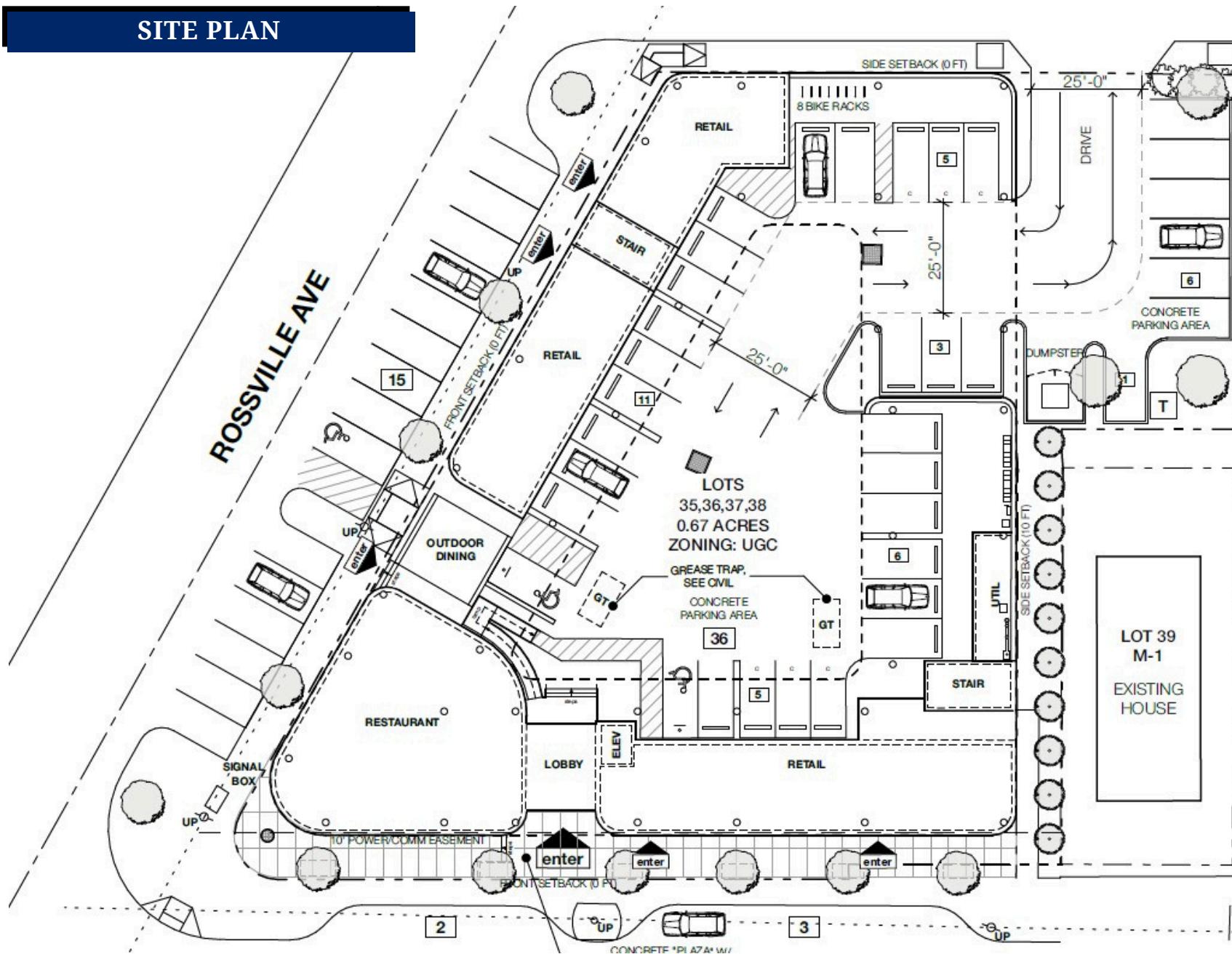
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## SITE PLAN

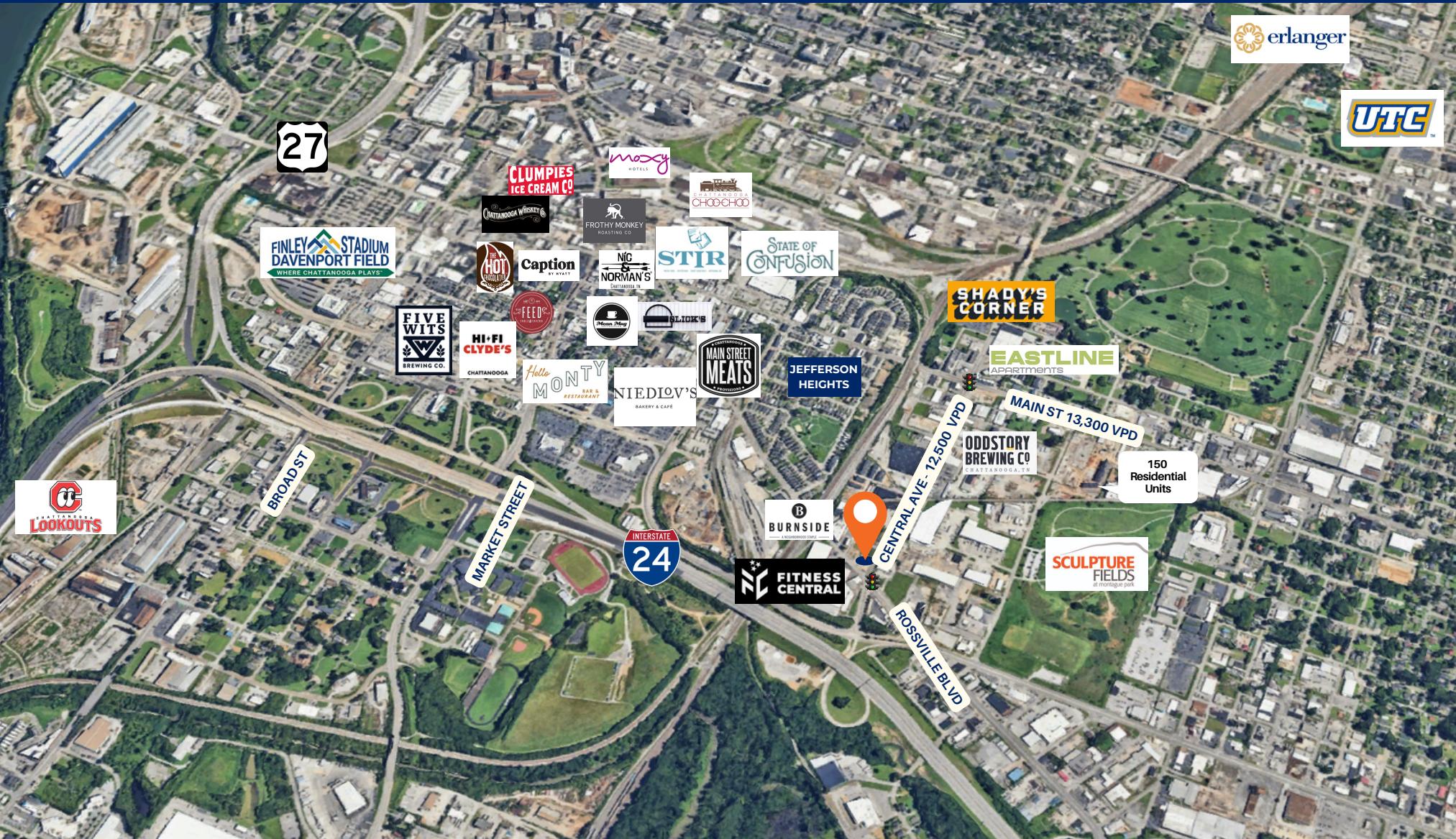


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## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	5,619	60,404	130,877
2029 Projected Population	5,979	63,859	134,631
Median Age	33.6	33	35.4
Households	1 Mile	3 Mile	5 Mile
2024 Households	5,206	35,763	69,084
2029 Projected Households	5,528	37,334	71,552
Average Household Income 2024	\$105,201	\$80,601	\$86,735
Average Household Income 2029	\$123,588	\$94,831	\$101,515



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# ABOUT THE BROKER



**Kelly Fitzgerald**  
Senior Vice President of  
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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 \$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**  
Associate Advisor

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Bianca Pichardo brings extensive knowledge in retail assets and is a dedicated partner to her clients. With a 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.

