



**GROUND FLOOR OFFICE
and RETAIL SPACE**



RIVERROCK
CHATTANOOGA



DOWNTOWN CHATTANOOGA

1,263-2,082 SF Available: Mixed Use Class A Property

307 Cherry St and 315 Walnut Street | Chattanooga, TN 37402



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

AERIAL MAP



LISTING HIGHLIGHTS

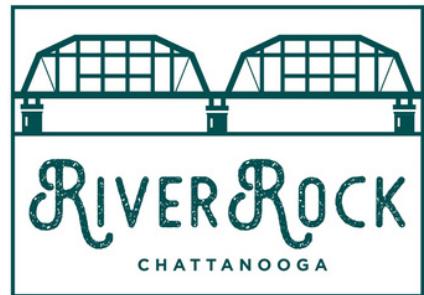
- 1,263 sf-4,637 sf available on the first floor with excellent frontage on 4th Street
- Highly popular area with adjacent parking for tenants and their clients via parking garage (327 parking spaces) and street parking
- Signalized intersection at Cherry St and 4th St
- AADT: 15,332
- Major nearby employers: Erlanger, BlueCross BlueShield TN, TVA, Unum, UTC, EPB, Kenco, and City of Chattanooga
- Walking distance to Downtown Hotels/ Restaurants, Lookouts Stadium, Children's Discovery Museum, IMAX 3D Theater, Chattanooga Aquarium, Hunter Museum, seasonal markets & festivals in addition to 350+ MF units and townhomes
- 163 MF units; 96% leased w/ average unit \$2000/mo
- Restrictive uses in place; please consult with listing Broker

SITE PLAN



AVAILABLE SPACE:

- BUILDING A: 67 E 4TH STREET: 2,027 SF
- BUILDING A: 89 E 4TH STREET: 1,263 SF
- BUILDING B: 133 E 4TH STREET: 1,870 SF
- BUILDING B: 155 E 4TH STREET: 1,728 SF
- BUILDING B: 171 E 4TH STREET: 1,763 SF



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

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2024 Population	12,299	53,699	123,938
2029 Projected Population	13,513	58,427	133,467
Median Age	33.1	34.4	36.3
Households	1 Mile	3 Miles	5 Miles
2024 Households	6,354	24,173	53,612
2029 Projected Households	7,050	26,420	57,923
Average Household Income 2024	\$74,954	\$78,372	\$73,655



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



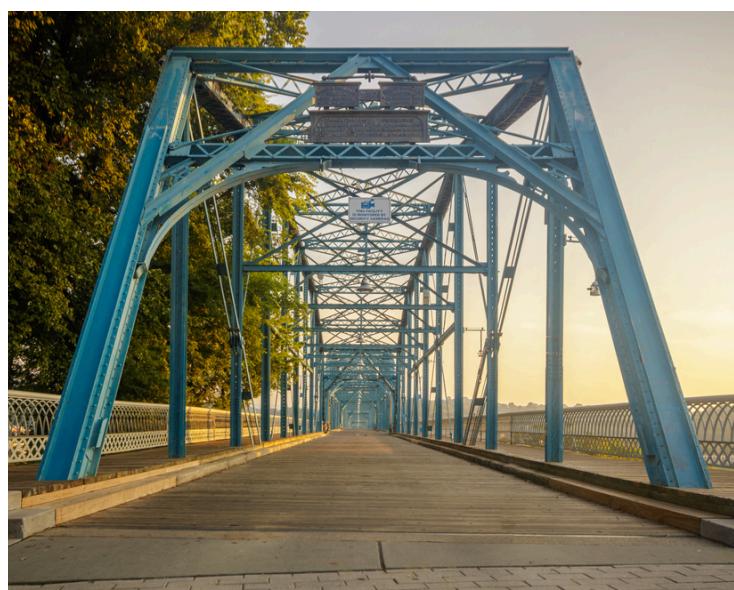
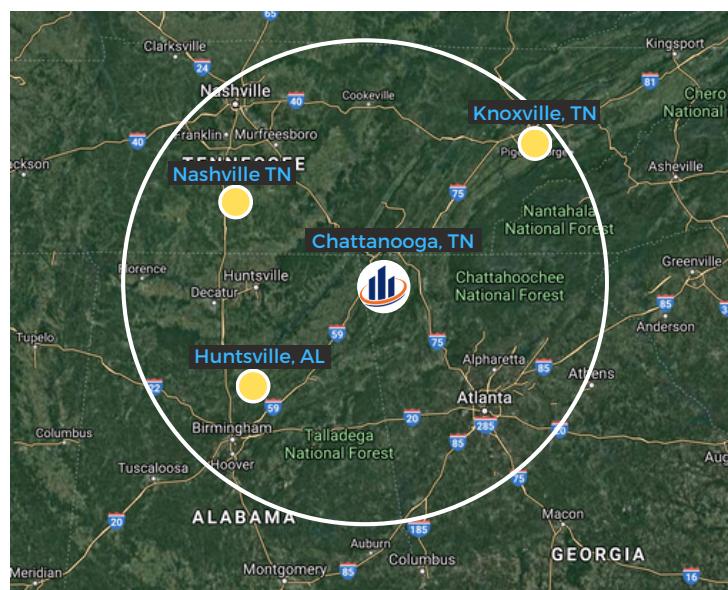
CHATTANOOGA ATTRACTIONS

Things to Do

- Night Fall
- Moon River Music Festival
- Riverbend Music Festival
- Iron Man
- Head of the Hooch
- Wine Over Water Festival
- MainX24
- Chattanooga Lookouts
- Chattanooga Football Club
- Red Wolves Soccer

Places to See

- Southern Belle Riverboat
- Walnut Street Pedestrian Bridge
- Tennessee Aquarium
- Chattanooga Zoo
- High Point Climbing Gym
- Coolidge Park





ABOUT THE BROKERS

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 \$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.

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.



 615-714-6378

 kelly.fitzgerald@svn.com

 secondstory.properties



 423-710-7638

 bianca.pichardo@svn.com

 secondstory.properties

