



Stabilized Investment Opportunity

Chattanooga, TN 37402



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INVESTMENT HIGHLIGHTS

- **Location:** 700 Market St, Chattanooga, TN 37402
- **Price:** \$1,800,000.00
- **Building Size:** 6,000 SF
- **Lot Size:** Approximately 0.07 Acres
- **Zoning :** D-CX-12 (allows for possibility of building up to 12 stories)
- **Stabilized Tenants in Place**



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INVESTMENT STATEMENT

SVN | Second Story proudly presents a rare chance to acquire a 100% leased, stabilized investment property in the heart of Downtown Chattanooga's Central Business District. This 6,000 SF premier asset, located at 700 Market St, offers a prime, hard corner location with high visibility and foot traffic. Featuring two tenants, this property provides immediate, reliable rental income through secure leases, making it an attractive opportunity for savvy investors. Constructed in 1949 and located in the D-CX-12 zoning district, this well-maintained building presents a unique opportunity for both flexibility and growth. With the possibility of building up to 12 stories on this central corner downtown, it's ideal for investors or developers looking to capitalize on the area's development potential. With its strategic location in the central business district, this trophy asset is a key hub for commerce and connectivity. This prime location places it within close proximity to major financial institutions and government offices, fostering a vibrant atmosphere for business activity and is within walking distance to restaurants, hotels and more.



PROPERTY LOCATION



The Dome Building

Flatiron Heights



Miller Plaza



Loveman's Building



Market Aerial



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population	10,930	47,970	114,470
2024 Population	13,883	56,048	124,964
2029 Projected Population	15,283	60,975	134,471
Median Age	31.6	34.3	36.3

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Households	5,226	20,779	48,899
2024 Households	7,088	24,785	53,861
2029 Household Projection	7,881	27,089	58,143

INCOME CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
Average Household Income 2020	\$92,936	\$95,160	\$91,716
Average Household Income 2024	\$107,929	\$109,759	\$106,917

MARKET OVERVIEW

Chattanooga, TN has a population of 562,647 and is the fourth largest city in the state (after Nashville, Memphis and Knoxville). It is the second fastest growing city (second to Nashville) with a population growth rate of 0.98%. Its population has increased by 9.82% since census recorded the population in 2010. Since 2011, Chattanooga and Hamilton County has celebrated over 60 business expansions resulting in 11,686 new jobs and more than \$2 billion in capital investment.

Within Chattanooga's downtown there is currently over \$1.5 Billion Dollars of investment including hotels, athletic stadiums, performing arts venues and more.

With affordable office space and utilities -- plus the least expensive gigabit-per-second Internet service in the country -- Chattanooga makes doing business affordable. In fact, a recent ranking by SmartAsset found the estimated first-year costs for running a business in Chattanooga are about half of that in Silicon Valley.

The city has won numerous national awards for outstanding "livability" and nine Gunther Blue Ribbon Awards for excellence in housing and consolidated planning. Public art experts chose the Passageways 2.0 City Thread among 50 outstanding public art projects created in 2018 through the Public Art Network Year in Review program, a national program that recognizes compelling art. It has been profiled by US Airways Magazine as a place to see.





Chattanooga by the Numbers

\$1.7B

Tourism Spending, 2023

77,016

Households

\$70K

Daily Local Tax Revenues from
Visitor Spending, 2019

\$62,547

Median Household Income, 2023

1,701

Bars and
Restaurants

Education

There are over 44,500 students enrolled in pre-k through grade twelve in Hamilton County schools

There are 6 colleges & universities in the Chattanooga area:

The University of Tennessee- Chattanooga

Chattanooga State
Community College

Southern Adventist
University

Covenant College

Bryan College

Lee University

Growth & Development

Chattanooga is growing at a rate of 0.8% annually and its population has increased by 9.82% since 2010. Future job growth over the next 10 years is predicted to be at 44.5% which is higher than most US averages.



Major Employers

	Miles	Employers
Erlanger Health System	1.5	7,870
BlueCross BlueShield	1.0	5,193
Hamilton County Schools	12	4,674
Tennessee Valley Authority	0.5	3,501
Mckee Foods Corp	19	3,100
Unum	0.3	2,800
Volkswagen of America	12.3	2,498

Rich Culture

The city draws attention with live music, outdoor attractions, happy locals, and a variety of cuisine. Also known for its professional and responsible law enforcement officials.

Growth & Development

Downtown Chattanooga developers plan for \$400M worth of projects to double the downtown population.

Economic Drivers

Chattanooga's thriving economy is driven by seven major sectors: advanced manufacturing, healthcare, food, and beverage production, insurance, and tourism industry.

ABOUT THE BROKERS

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.

Zac Adams is a passionate and results-driven commercial real estate leasing specialist with a proven track record of connecting businesses with their ideal spaces in the vibrant city of Chattanooga, Tennessee. He excels in helping both tenants and property owners navigate the dynamic commercial real estate market to achieve their goals. Zac has deep roots in the Chattanooga area with his father attending UTC and being inducted in to both the UTC and Chattanooga Sports Hall of Fame for Football. He moved to the Chattanooga area in 2015 and has worked in the commercial real estate market since 2019.



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