

# SIGNAL MILL

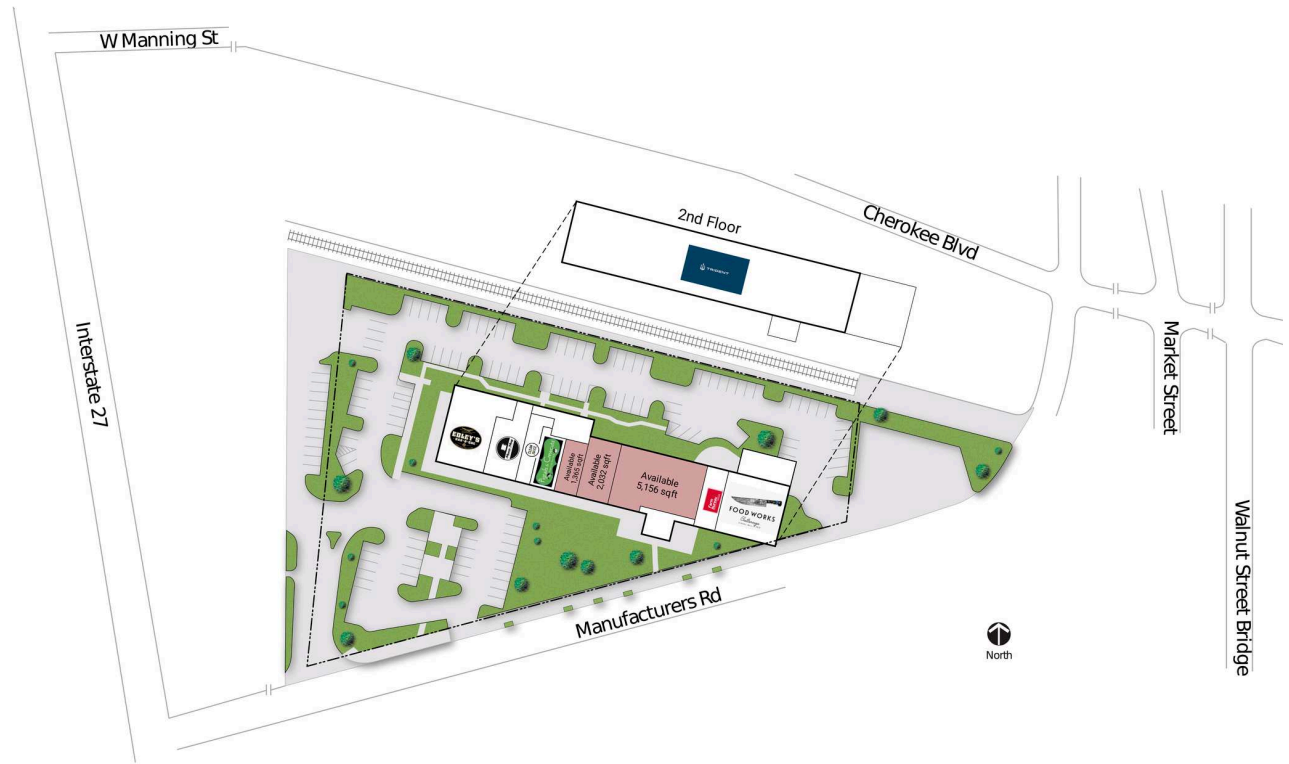
205 Manufacturers Road  
Chattanooga | TN | 37405



Leasing Contact: Dana Newby | 404-846-4033 | [dnewby@cororealty.com](mailto:dnewby@cororealty.com)

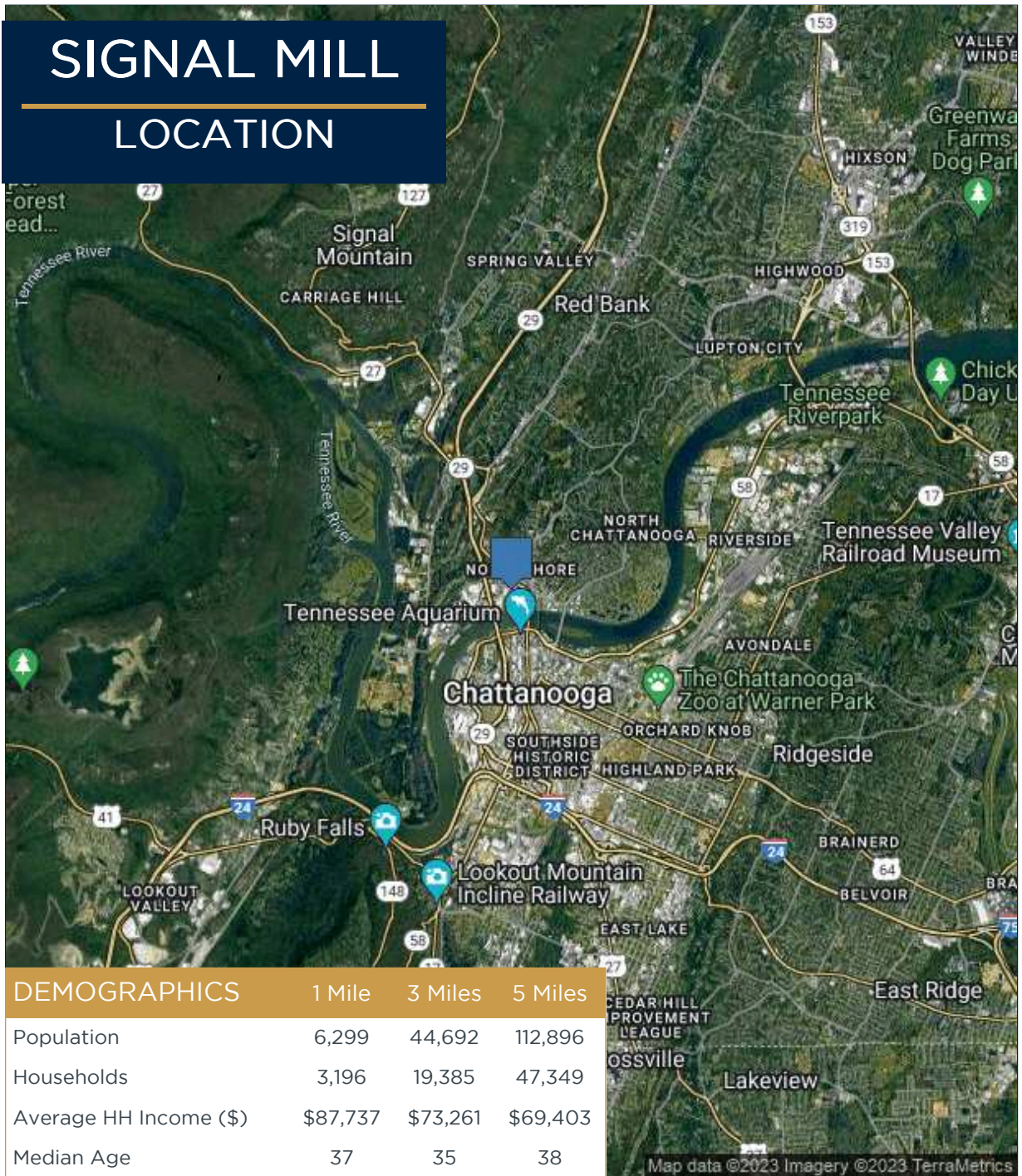
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## SITE PLAN



100	Food Works	9,290 SF	107	Pigtails & Crewcuts	1,400 SF
101	Farm Bureau	1,441 SF	108	Clean Juice	1,266 SF
103	Available	5,156 SF	109	Mean Mug Coffeehouse	2,284 SF
105	Available	2,032 SF	110	Edley's BBQ	3,862 SF
106	Available	1,365 SF	200	Trident Transportation	16,668 SF

# SIGNAL MILL LOCATION



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,299	44,692	112,896
Households	3,196	19,385	47,349
Average HH Income (\$)	\$87,737	\$73,261	\$69,403
Median Age	37	35	38

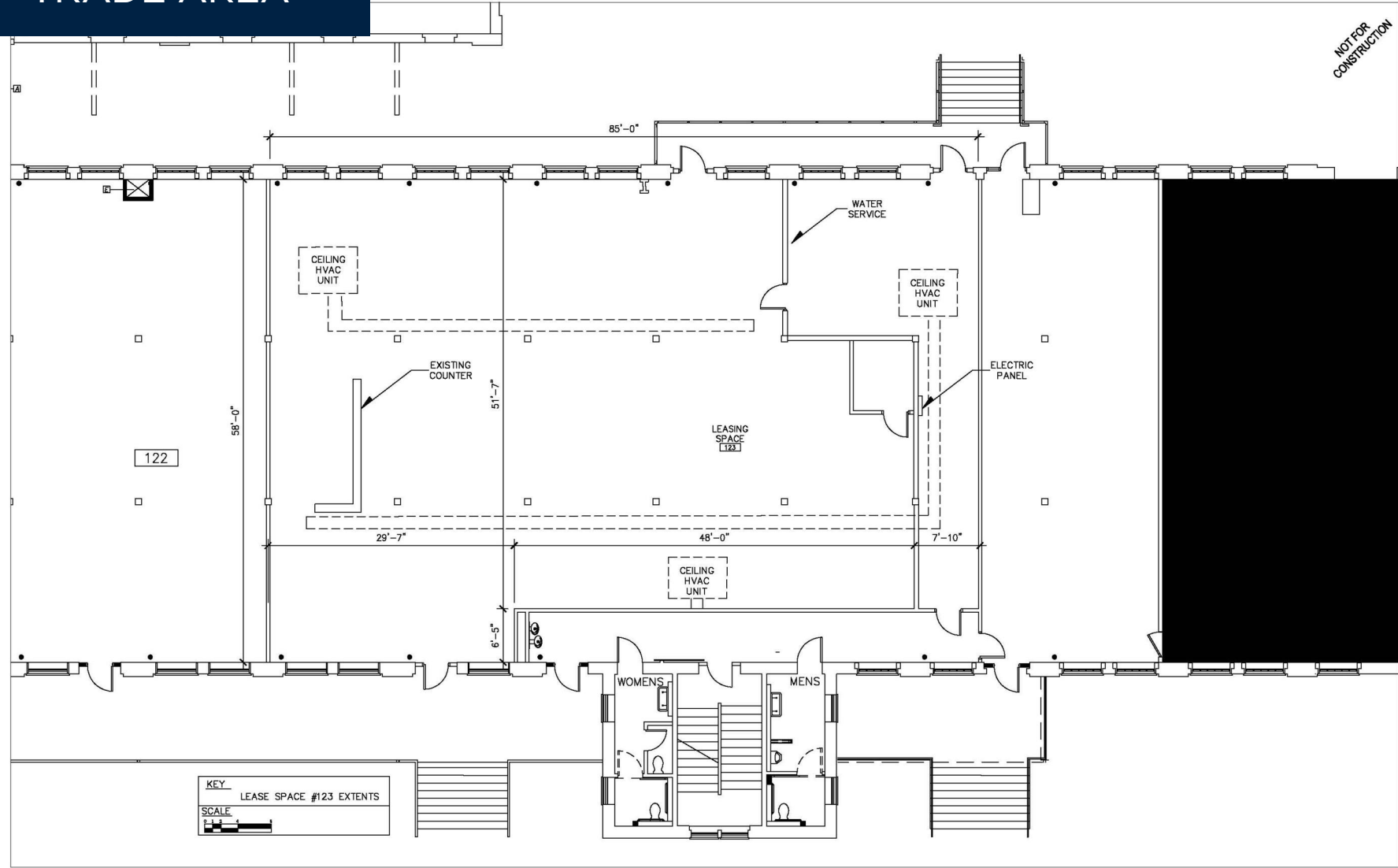


## Property Information:

Signal Mill is a modern adaptive re-use of an early 1900's textile mill. It sits on a 2.98 acre site in the NorthShore of Chattanooga, TN. The property contains 44,764 SF, currently leased by a mixture of boutique shops, restaurants, and office/technology uses. The building was renovated in 2017-2018 with significant physical upgrades, but the authenticity of the historic exterior remains. A full-floor (16,668 SF) is leased to a publicly-traded office tenant under a 10- year lease.

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## TRADE AREA



KEY  
LEASE SPACE #123 EXTENTS

SCALE  
1" = 10'

**HK** HEFFERLIN + KRONENBERG ARCHITECTS  
1216 East Main Street, Suite 120  
Chattanooga, TN 37408  
423-266-3656

**SIGNAL MILL SUITE #123** 205 MANUFACTURERS ROAD  
Chattanooga, TN 37405

09 | 22 | 2021  
SCALE: AS SHOWN

**01**