

FOR LEASE



1304 McCallie Ave | Chattanooga, TN 37404

Former Fitness Facility | Ideal for Fitness, Wellness, Therapy & Community Users

SVN | Second Story Real Estate Management

Bianca Pichardo

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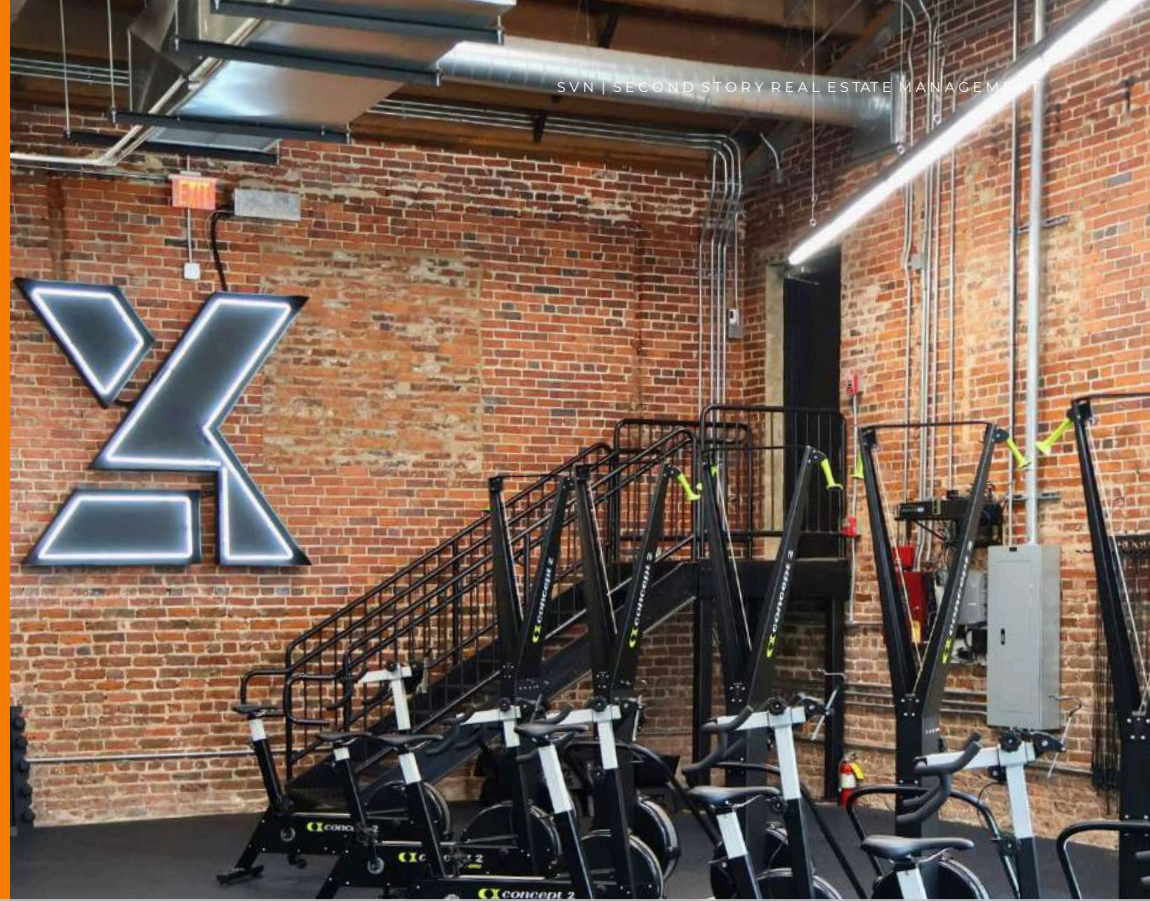
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LEASING DETAILS

Suite 1

- **Available Space:** 3,854 SF Total (Including 616 SF Mezzanine)
- **Asking Lease Rate:** \$22/SF/YR Net
- **Lease Type:** NNN
- **Availability:** Immediate
- **Parking:** Ample On-Site Parking



PROPERTY DESCRIPTION

1304 McCallie Avenue presents a unique opportunity to lease a highly visible freestanding commercial building along one of Chattanooga's primary urban corridors. Formerly occupied by fitness users, the property offers 3,854 SF including a 616 SF mezzanine and features a large open floor plan, high ceilings, exposed historic brick walls, exposed steel bow trusses, abundant natural light, and men's and women's locker rooms with showers.

The flexible layout is well-suited for fitness, wellness, rehabilitation, recreational, and community-oriented users seeking a centrally located facility with ample on-site parking and excellent visibility. Conveniently located just minutes from Downtown Chattanooga, UTC, Southside, and Interstate 24, the property provides exceptional accessibility within Chattanooga's growing urban core.

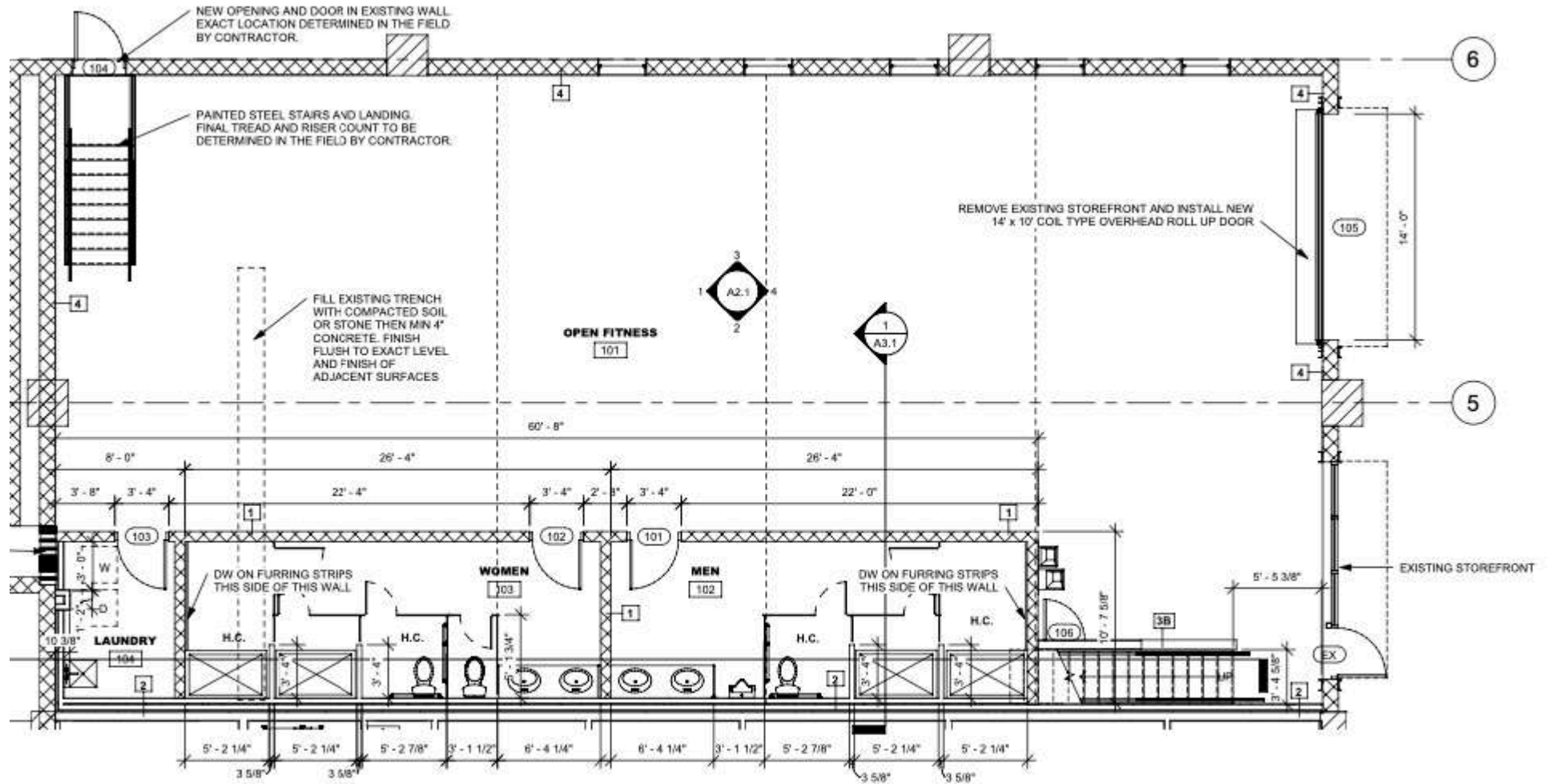
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HIGHLIGHTS

- **3,854 SF** available including a **616 SF** mezzanine
- Former fitness facility with flexible open floor plan
- High ceilings, exposed brick, and abundant natural light
- Men's and women's locker rooms with showers
- Freestanding building with excellent visibility along McCallie Avenue
- Ample on-site parking
- Minutes from Downtown Chattanooga, UTC, Southside, and **I-24**
- Existing improvements may reduce tenant buildout costs

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FLOOR PLAN



1 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPERTY PHOTOS

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AERIAL MAP



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POPULATION

	1 MILE	3 MILES	5 MILES
2020	9,714	65,946	129,852
2025	11,839	75,239	142,099
2030 Projected	12,770	80,241	150,053
Median Age	33	35.5	37.3

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,613	27,655	54,980
2025	4,500	31,788	60,382
2030 Projected	4,879	34,001	63,905

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2025 Average Household	\$80,522	\$82,115	\$82,063
2030 Projected Household	\$82,717	\$84,362	\$84,158



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.





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.

Bianca Pichardo
Associate Advisor



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