



FOR SALE: PRIME OFFICE CONDO

7053 MCCUTCHEON RD, STE 305 | CHATTANOOGA, TN 37421



SVN | Second Story Real Estate Management

Chandler Hale

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chandler.hale@svn.com

LISTING HIGHLIGHTS

Address:	7053 McCutcheon Rd, Chattanooga, TN 37421
Suite:	305
Asking Price:	\$650,000
Space Size:	2,500 SF

Highlights

- **Modern Layout:** Move-in ready with a mix of private offices and open workspace. Includes 9 private offices/exam rooms, breakroom, storage, and shower.
- **Accessibility:** Ample front-door parking for clients and employees.
- **Versatility:** Ideal for professional services, medical offices, or boutique agencies.
- **Location:** Conveniently located near the Shallowford Rd / I-75 interchange, providing easy access to Hamilton Place Mall, the airport, and downtown.

Location Description

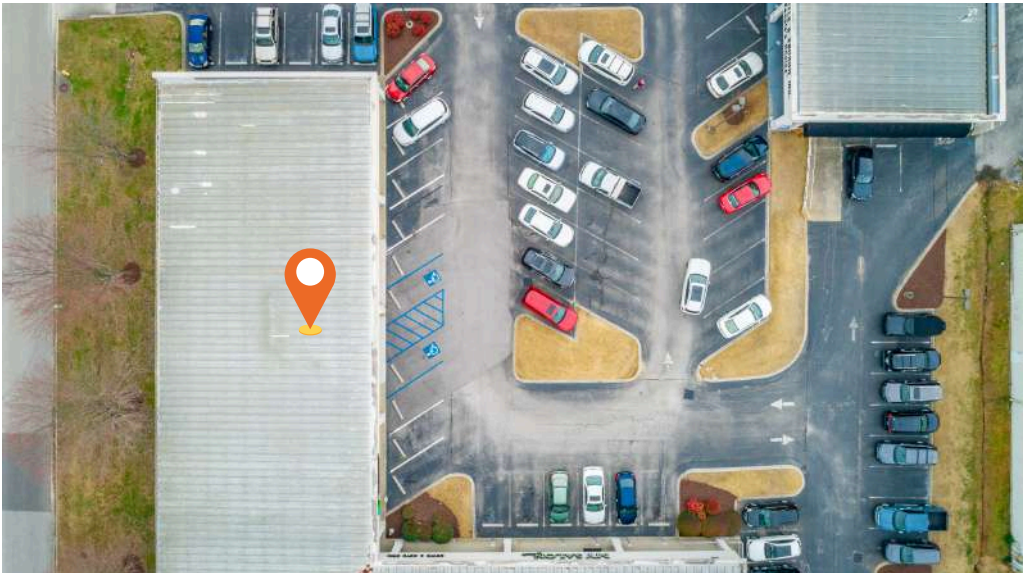
Situated in the highly sought-after Lee Hwy/Shallowford Road corridor, 7053 McCutcheon Road offers an unbeatable combination of convenience and prestige. This location serves as a central point for business in Hamilton County, placing you at the doorstep of the region's most significant retail and professional activity.





PROPERTY PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



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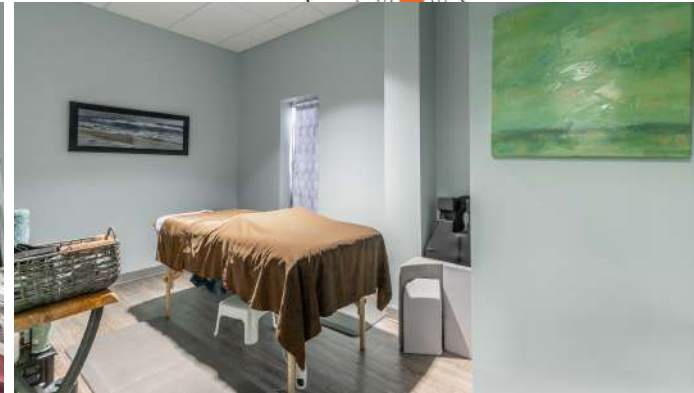
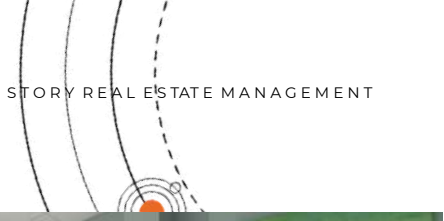


INTERIOR PHOTOS





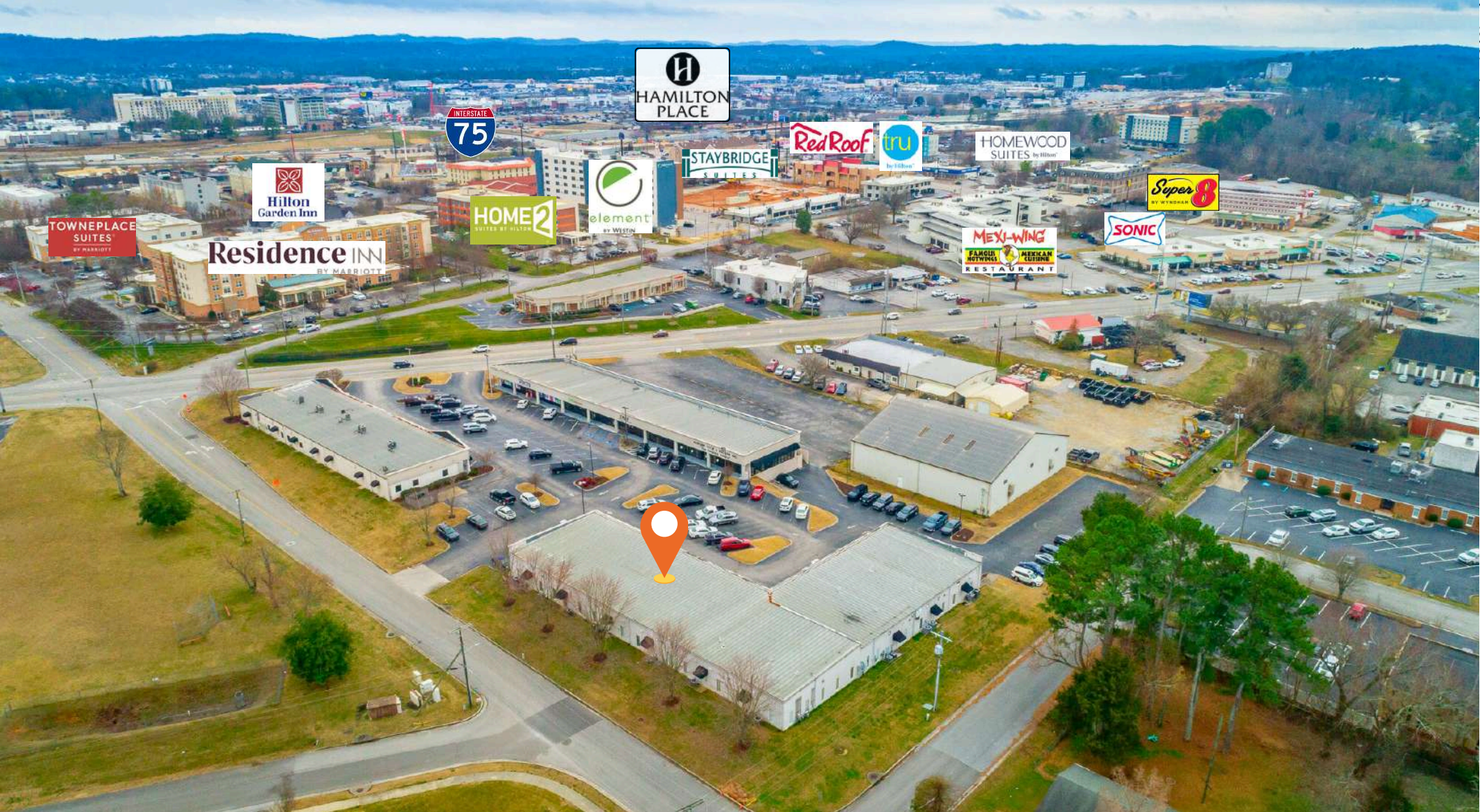
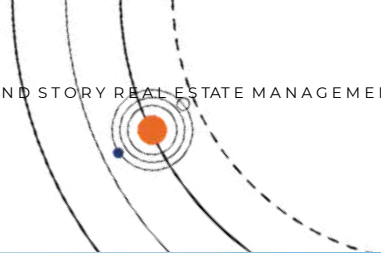
INTERIOR PHOTOS



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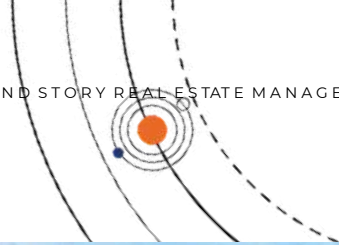
AERIAL PHOTOS



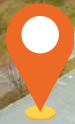
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AERIAL PHOTOS



**Bridgeway
Chattanooga**



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AREA MAP

SVN | SECOND STORY REAL ESTATE MANAGEMENT

Bridgeway
Chattanooga



Chattanooga
Metropolitan
Airport



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DEMOGRAPHICS

POPULATION

	1 MILES	3 MILES	5 MILES
2020	5,523	40,748	104,248
2024	5,690	41,575	105,354
2029 Projected	6,068	44,259	111,906
Median Age	42	40.5	40.9

HOUSEHOLD CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020	2,546	17,268	42,658
2024	2,638	17,625	43,064
2029 Projection	2,821	18,797	45,814

INCOME CHARACTERISTICS

	1 MILES	3 MILES	5 MILES
2020 Average Household	\$67,559	\$79,034	\$81,325
2024 Average Household	\$72,031	\$80,654	\$84,675
2029 Projected Average	\$73,906	\$81,318	\$85,528





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.



BROKERS

Chandler Hale is a Senior Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.



Chandler Hale
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