



FOR SALE

4.35 Acres in Chattanooga's Historic Southside Market

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PROPERTY DESCRIPTION

Perfect for the savvy investor, this 4.35 acres offers a prime opportunity given its strategic location in the Southside area. Across the street from the new mixed use Central Crossing development and Burnside Apartments, this offering presents an ideal canvas for residential and/or mixed use development and an easy rezoning.

OFFERING SUMMARY

Sale Price:	\$3,050,000
Lot Size:	4.35 Acres

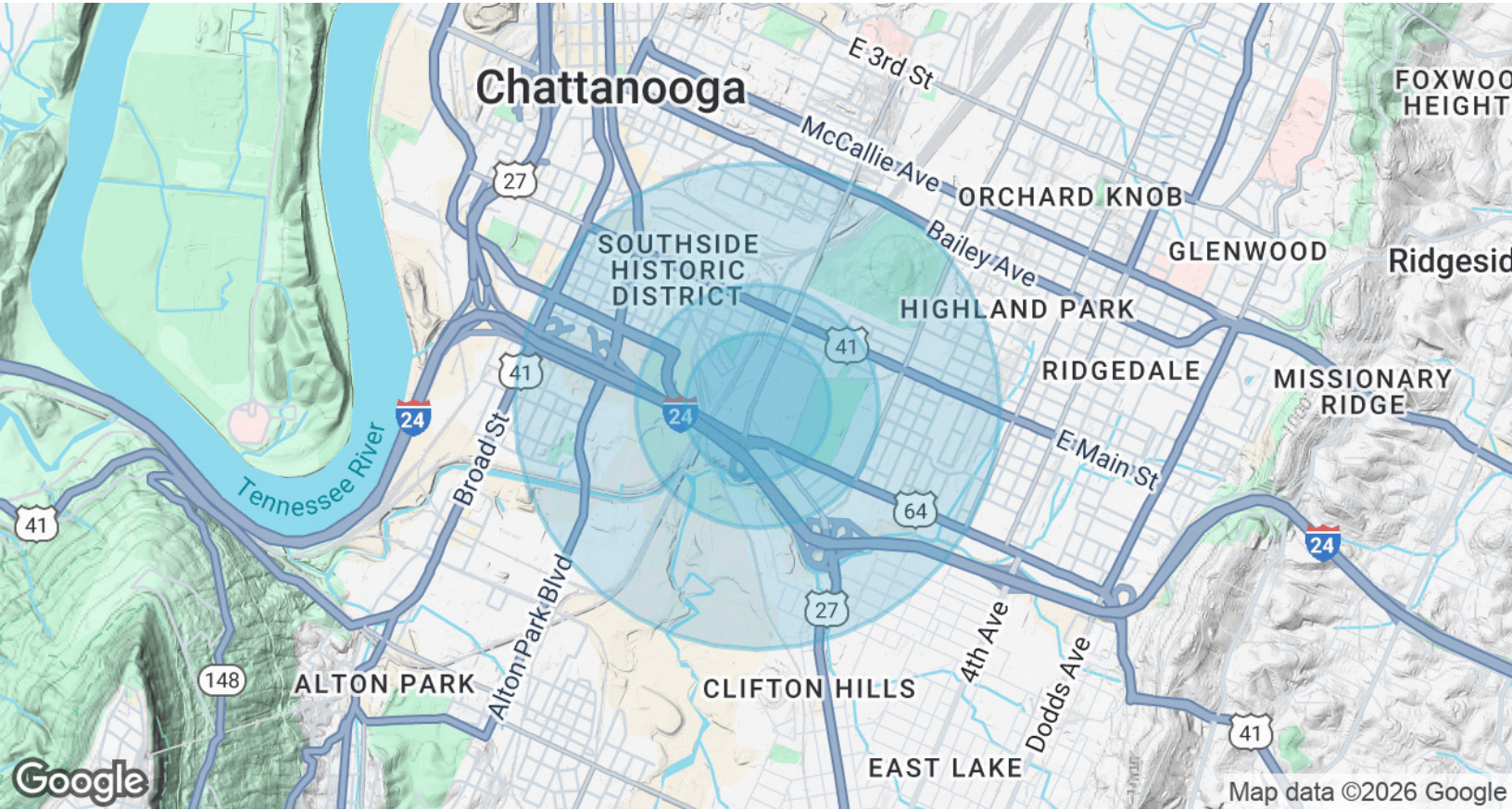
LOCATION DESCRIPTION

Located in the vibrant Southside district of Chattanooga, TN. The area boasts a mix of urban renewal and historic charm and is a thriving arts and culture scene. Just across the street, the +/- 45 acre Montague Park is slated for a complete makeover targeting sports fields, leisure recreational activities and the arts. With a surge of residential, commercial, and creative spaces, the Southside market presents a hub for culinary delights, offering an array of trendy restaurants and craft breweries.









POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	144	669	6,266
Average Age	35	35	36
Average Age (Male)	34	35	36
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	69	309	2,909
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$127,947	\$114,895	\$91,225
Average House Value	\$568,200	\$501,354	\$433,181

Demographics data derived from AlphaMap