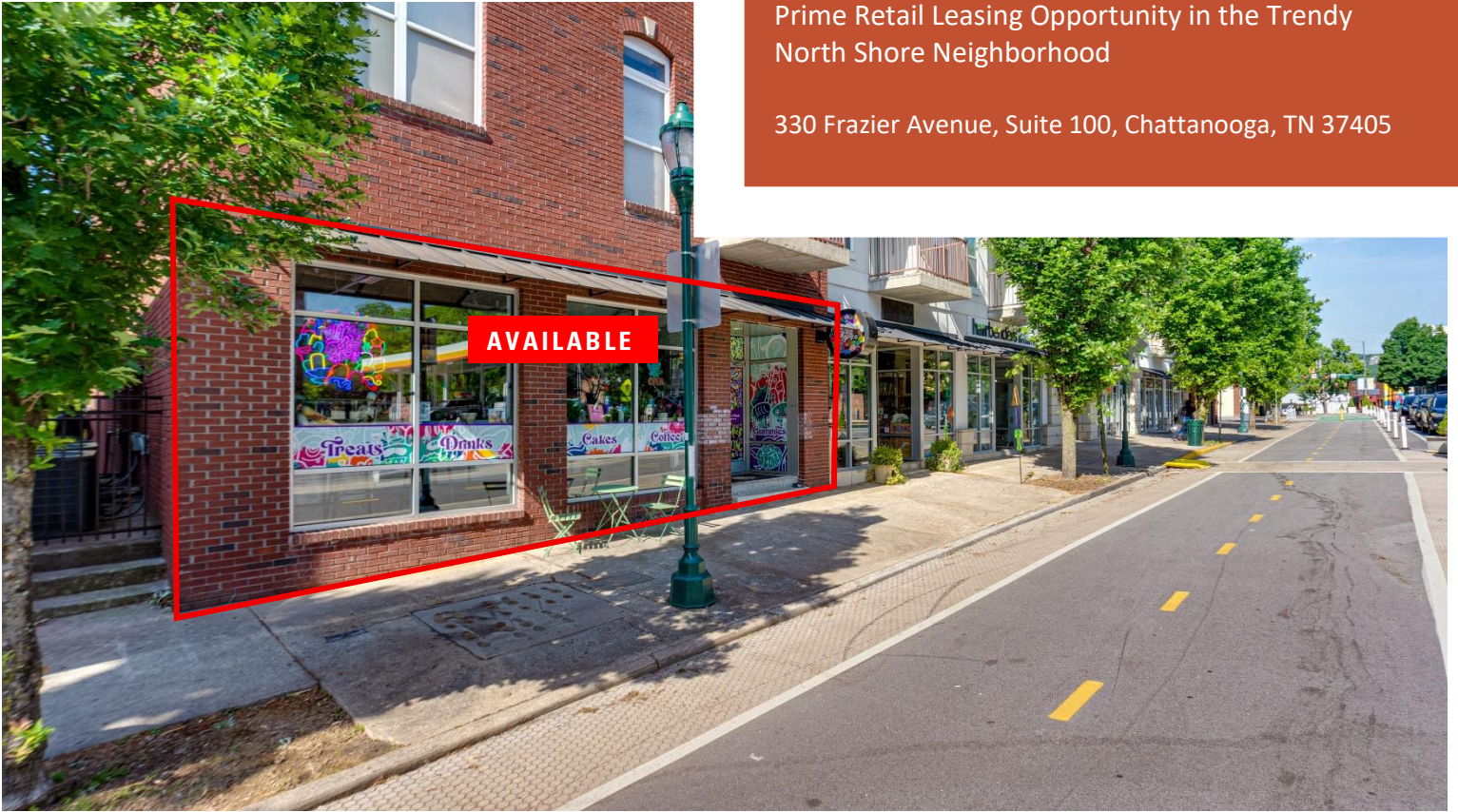


FOR LEASE

±1,650 SF Available

Prime Retail Leasing Opportunity in the Trendy
North Shore Neighborhood

330 Frazier Avenue, Suite 100, Chattanooga, TN 37405



HIGHLIGHTS

- Prime Leasing Opportunity in the Trendy NorthShore Neighborhood
- ±1,650 SF Suite
- Lease Rate: \$26.75/SF NNN
- Highly visible site that offers frontage on Frazier Ave
- Space is flexible for nearly any retail operation
- Northshore is a quick commute into downtown Chattanooga via the Market Street Bridge
- Northshore is only a short drive away from top employers such as BlueCross BlueShield, Cigna, TVA, Kenco Group, the University of Tennessee at Chattanooga, & Chattanooga State Community College



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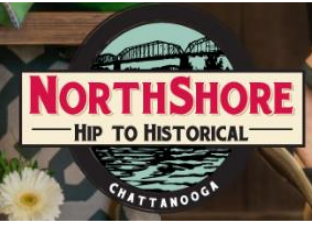
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Retail Space

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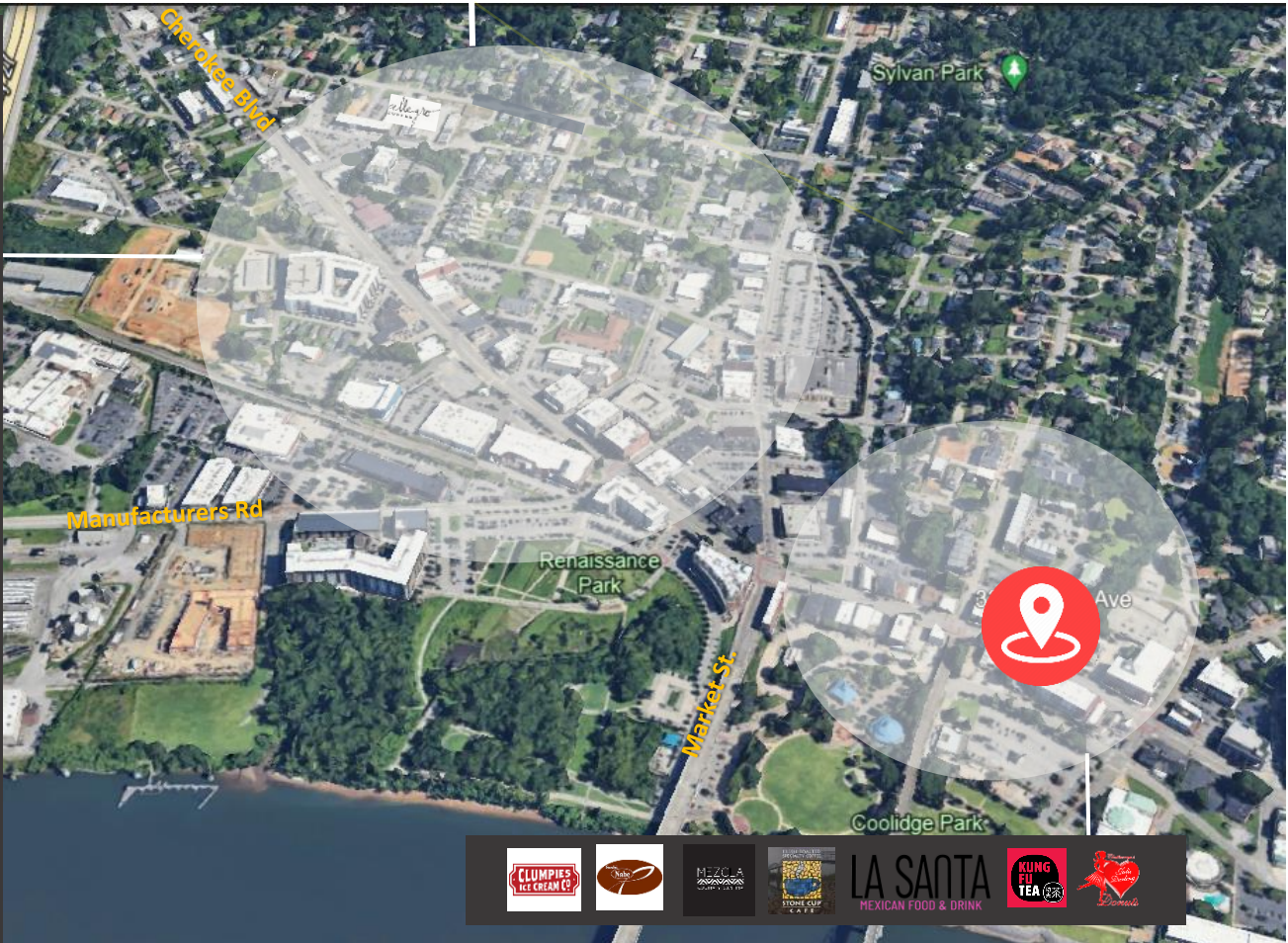
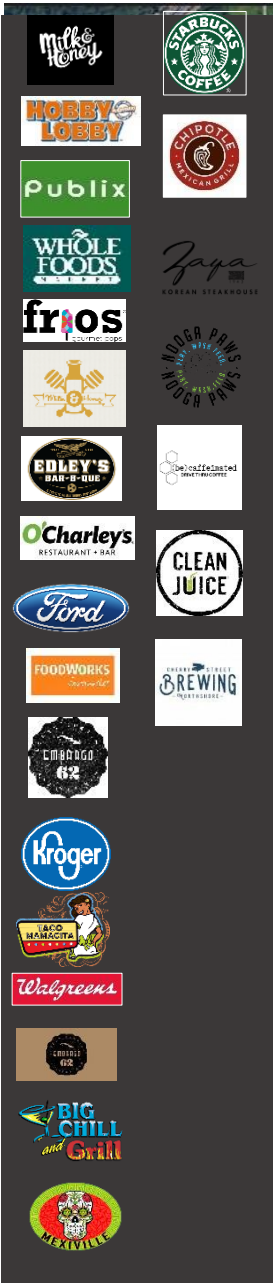
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NORTH SHORE NEIGHBORHOOD

Where Hip meets Historical

The newly renovated retail center is located in the vibrant North Shore neighborhood in Chattanooga. This highly coveted neighborhood is situated on the Tennessee River across from the famous aquarium. This unique neighborhood features a theater, walking bridge, Carousel ride and nice recreation areas, as well as fine dining, unique shopping boutiques, spas, galleries and hip coffeehouses.



DEMOGRAPHIC INFORMATION
Highly Active & Sought-After Retail

Demographics	1 Mile	3 Miles	5 Miles
Population	4,910	35,638	97,470
Households	2,617	17,568	46,178
Income			
\$0 - 10k	494 20.99%	3687 23.58%	7811 18.92%
\$10 - 25k	591 25.11%	4485 28.68%	11276 27.31%
\$25 - 35k	318 13.51%	1987 12.71%	5645 13.67%
\$35 - 50k	383 16.27%	1983 12.68%	6251 15.14%
\$50 - 75k	307 13.04%	1970 12.60%	5696 13.80%
\$75 - 100k	114 4.84%	696 4.45%	2049 4.96%
>\$100k	147 6.24%	829 5.30%	2558 6.20%

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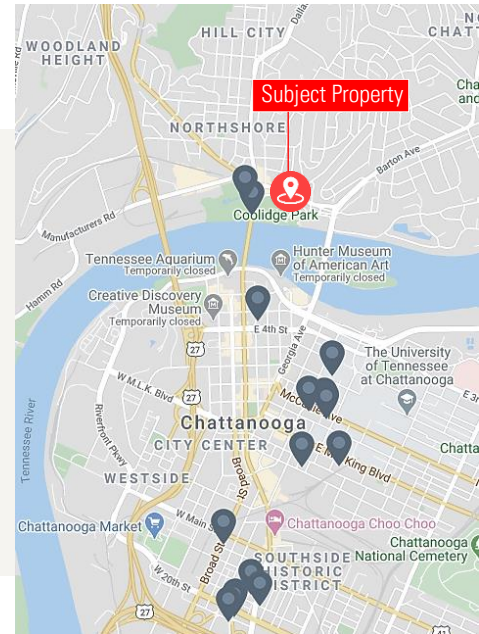
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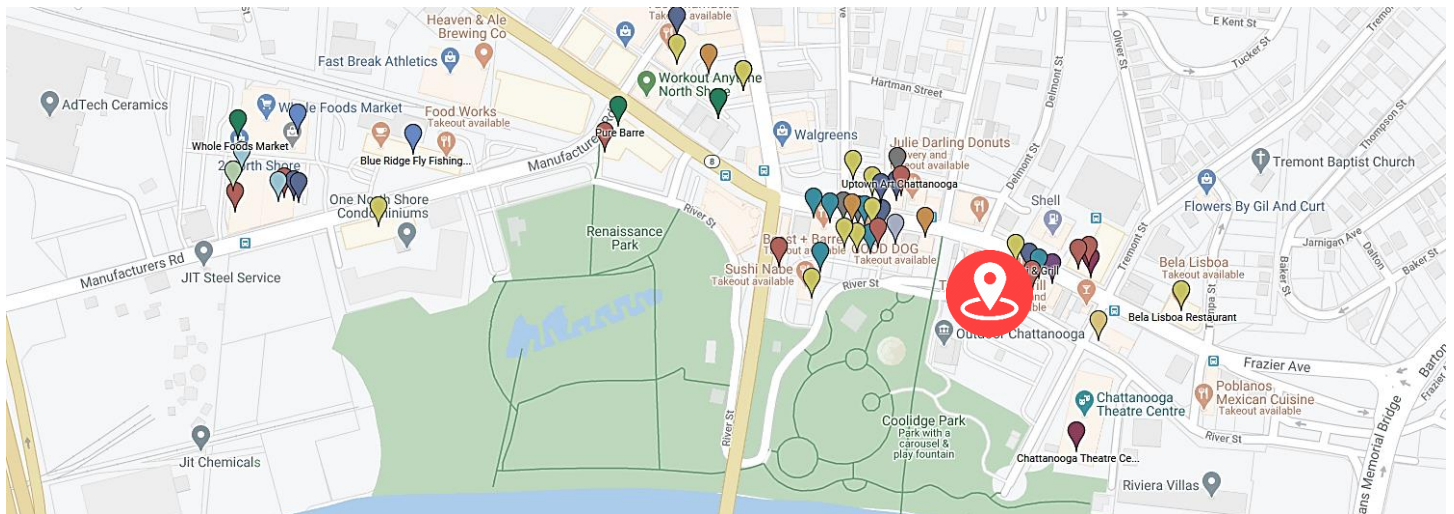
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LIST OF CONDOS, APTS & TOWNHOMES

125 Cherokee – Apartments
10 North – Apartments
1st & Market Street – Townhomes
604 East 4th Street- Condos
615 Lindsay Street – Apartments
615 Houston Street – Apartments
611 Houston Street – Apartments
235 East MLK – Apartments
528 East 8th Street – Apartments
1400 Chestnut- Apartments
1603 Williams Street – Condos
17th & Long – Condos
1800 Cowart- Townhomes
1900 Cowart – Condos
1808 Cowart – Condos



LIST OF NORTHSHORE BUSINESSES



Winder Binder Books, Art & Music
Totto Sushi & Grill
The Terrace at Frazier
Tangerinas
Taco Mamacita
Sushi Nabe Japanese Restaurant
Stone Cup Cafe
Rustic Trading Company
Riverside Wine and Spirits
River Street Deli
River City Apparel
Rev Centre for Optimal Living
Renew All Things
Quality Tire Pros

Plum Nelly Shop and Gallery
Pilates Tonic
Pigtails & Crewcuts Northshore
Pedego Chattanooga
OZ Bridal by Olia Zavozina
Olive Chattanooga
Nooga Paws
NoBaked Cookie Dough Chattanooga
Nell's Home and Gifts
Milk & Honey
MILK
Longhorn Restaurant
Locals Only Gifts and Goods
Learning Express Toys
L2 Outside

In-Town Gallery
I Go Tokyo
Hemp House
Healthy Glow Studio
hair a go-go
GOOD DOG
Glacé' Cryotherapy Chattanooga
Genevieve Bond Gifts
Frios Gourmet Popsicles
Four Bridges Outfitters
FIAMMA pizza company
Escape Mission Chattanooga
Epiphany Nail Bar & Hair Studio
Emmaline's
Embargo 62

Edit Salon
Clumpies Ice Cream Co
ChattyWagon
Chattanooga Theatre Centre
Chattanooga Souvenirs
Cashew
blue skies
Belle Rive Boutique
Beast & Barrel
AVA - Association for Visual Arts
All Things Groovy
Adventure Sports Innovation
Abby Lane Boutique
5 Points Northshore

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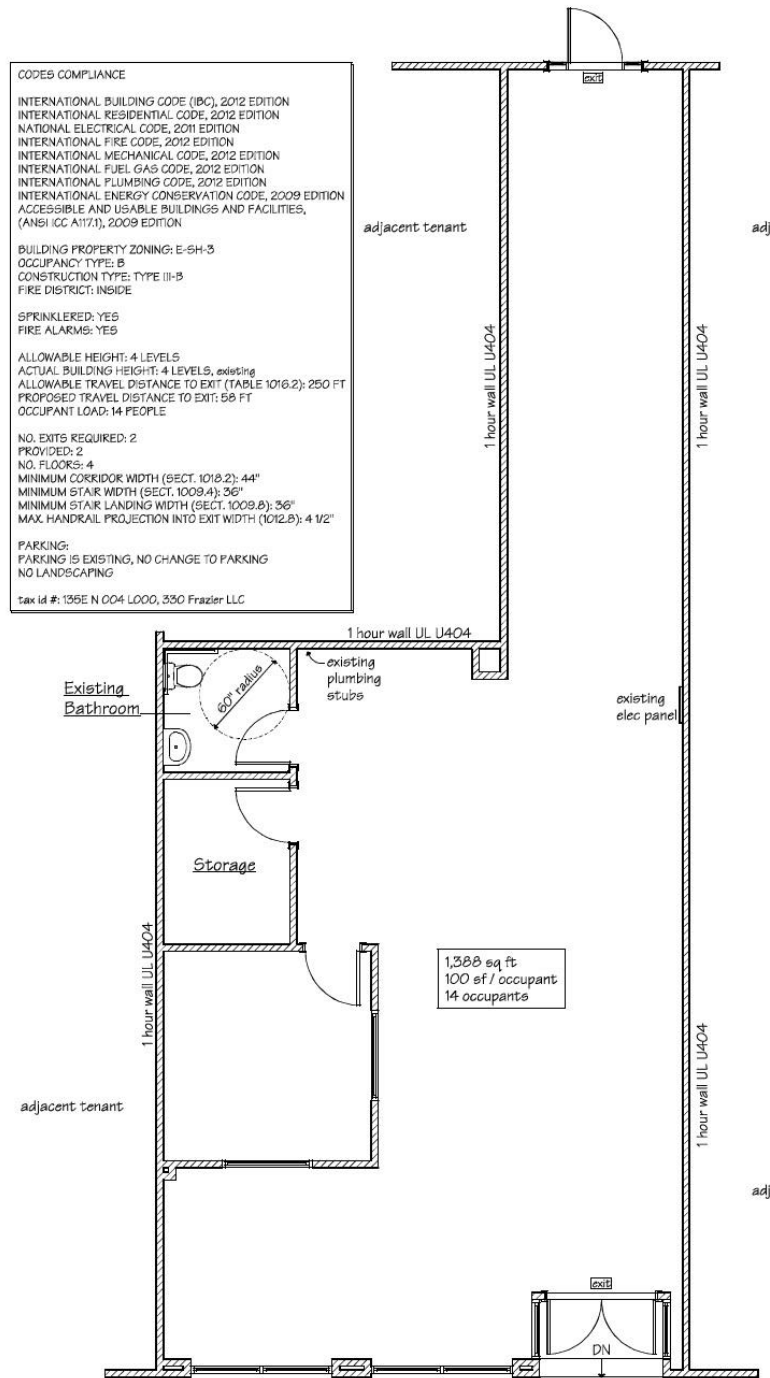
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FLOOR PLAN



Existing Floor Plan

scale: 1/4" = 1'-0"

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