

FOR LEASE

SVN | SECOND STORY REAL ESTATE MANAGEMENT



1620 Riverfront Pkwy | Chattanooga, TN 37402

Prime Restaurant + Retail Space | 1,581 - 3,948 SF

SVN | Second Story Real Estate Management

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LEASING DETAILS

1ST Floor

- **Available Space:** 3,948 SF

1ST Floor:

- **Available Space:** 2,897 SF
- **Note:** 1,581 SF interior ground floor space connected by elevator to a 1,316 SF interior rooftop space. Both ground floor and rooftop spaces include additional outdoor areas.



PROPERTY SUMMARY

The Iconic New Anchor of Chattanooga's Vibrant Southside

Completed in early 2026, 1620 Riverfront Parkway is an iconic new development featuring premier team offices and housing for Chattanooga FC, alongside highly anticipated retail spaces. This is a prime opportunity for an experienced restaurant operator with a standout concept to secure dynamic retail footprints on both the first floor and the rooftop. Situated in Chattanooga's vibrant Southside near Finley Stadium, this landmark property is set to become a premier destination for the CFC community, local residents, and regional visitors alike.

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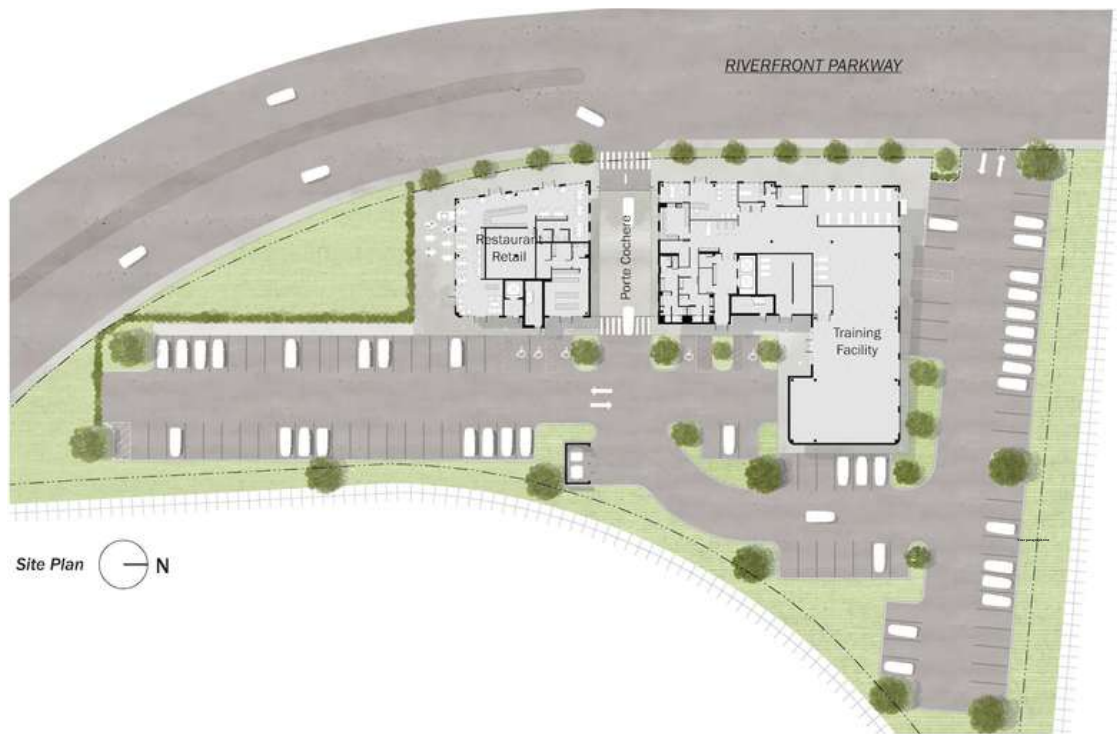
HIGHLIGHTS

- **Existing Infrastructure:** Equipped with restaurant capability to accommodate commercial hoods. Grease trap and high-capacity utility loads are in place.
- **Built-In Community:** Directly integrated into the Chattanooga FC ecosystem, driving major game-day surges and steady year-round brand interaction.
- **Outdoor Space:** Generous patio and outdoor footprint options perfect for Chattanooga's temperate spring and autumn seasons.
- **Immediate Proximity:** Short walking distance to Finley Stadium and just two miles from the world class Lookouts minor league baseball stadium.
- **Highway Connectivity:** Quick, effortless access to **I-24** and **Highway 27**, making it easily accessible for visitors from the greater Chattanooga region.
- **Surrounding Neighborhood:** Located in the thriving Southside —a neighborhood featuring an affluent, younger demographic as well as retirees.

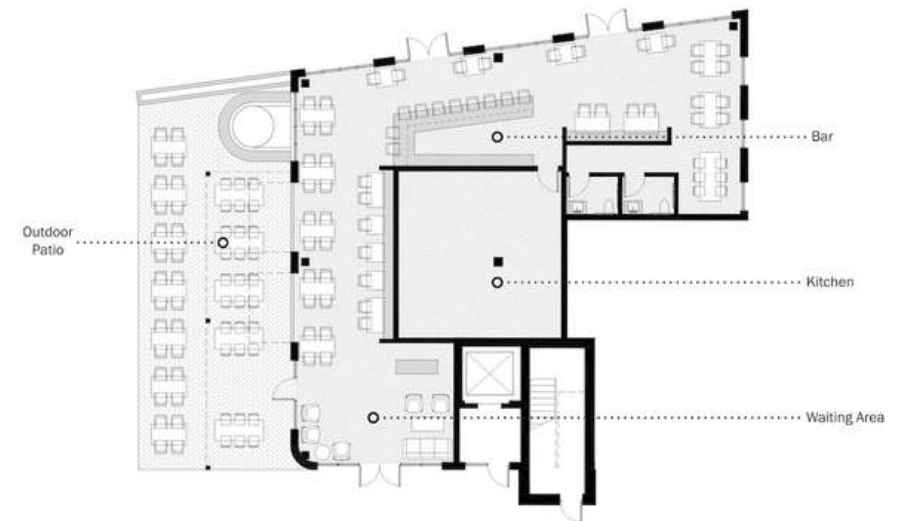
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SITE PLAN

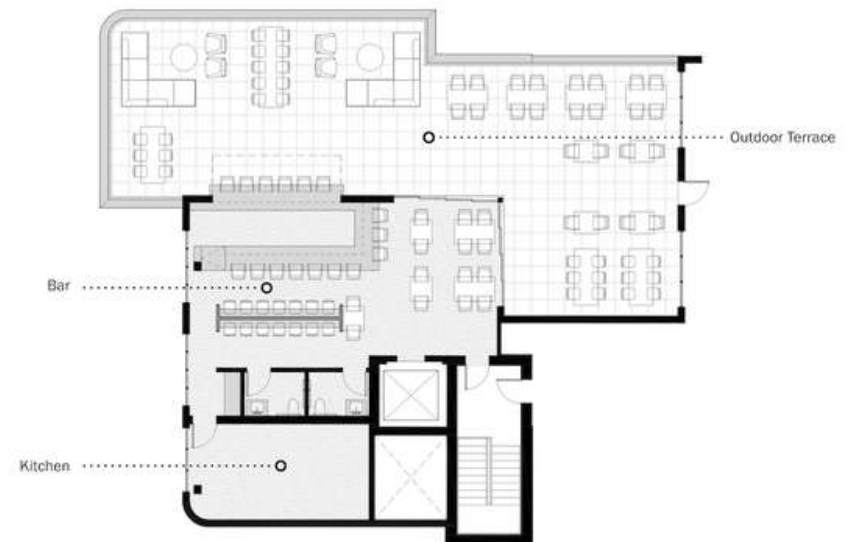
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FIRST FLOOR



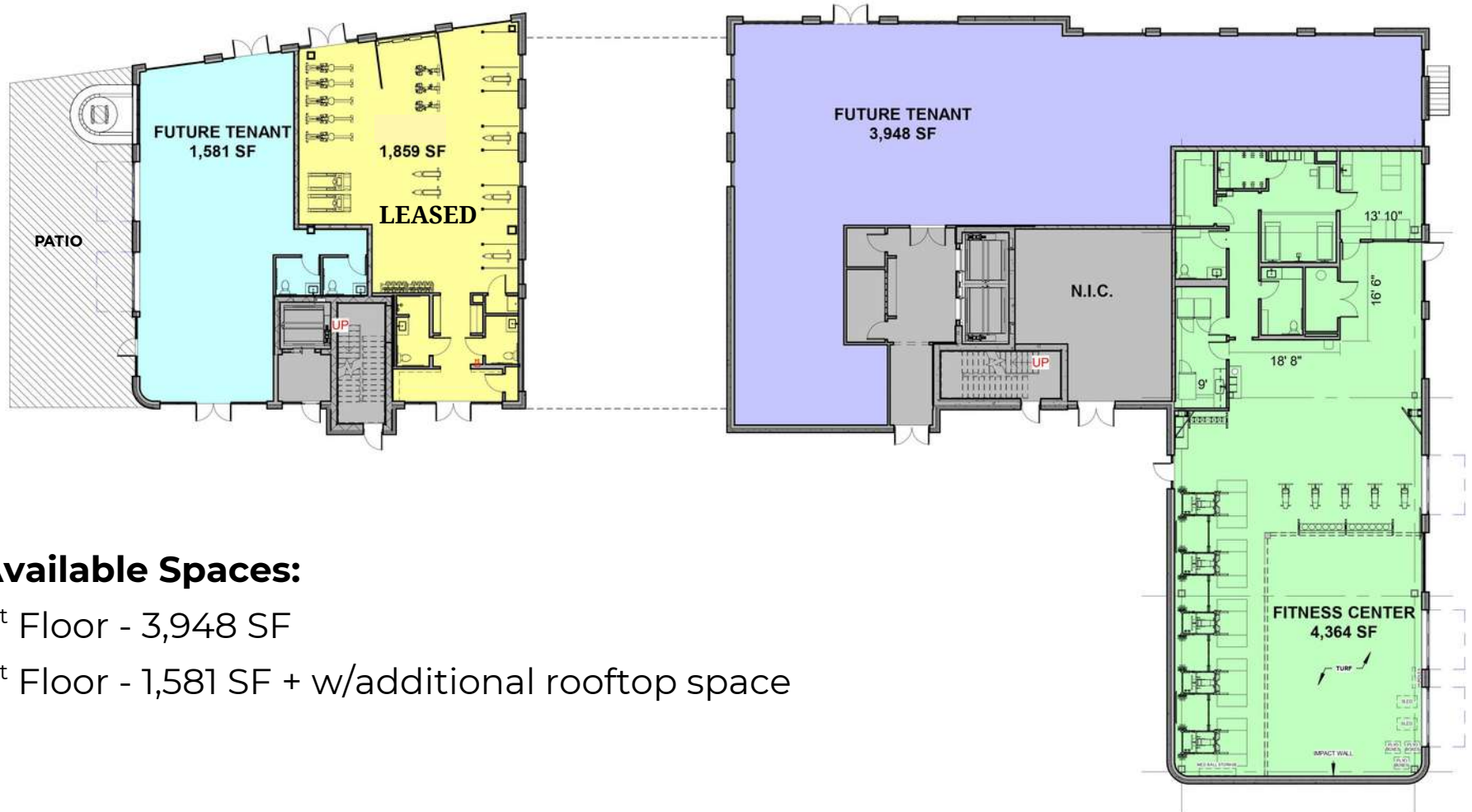
ROOFTOP



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FLOOR PLAN

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Available Spaces:

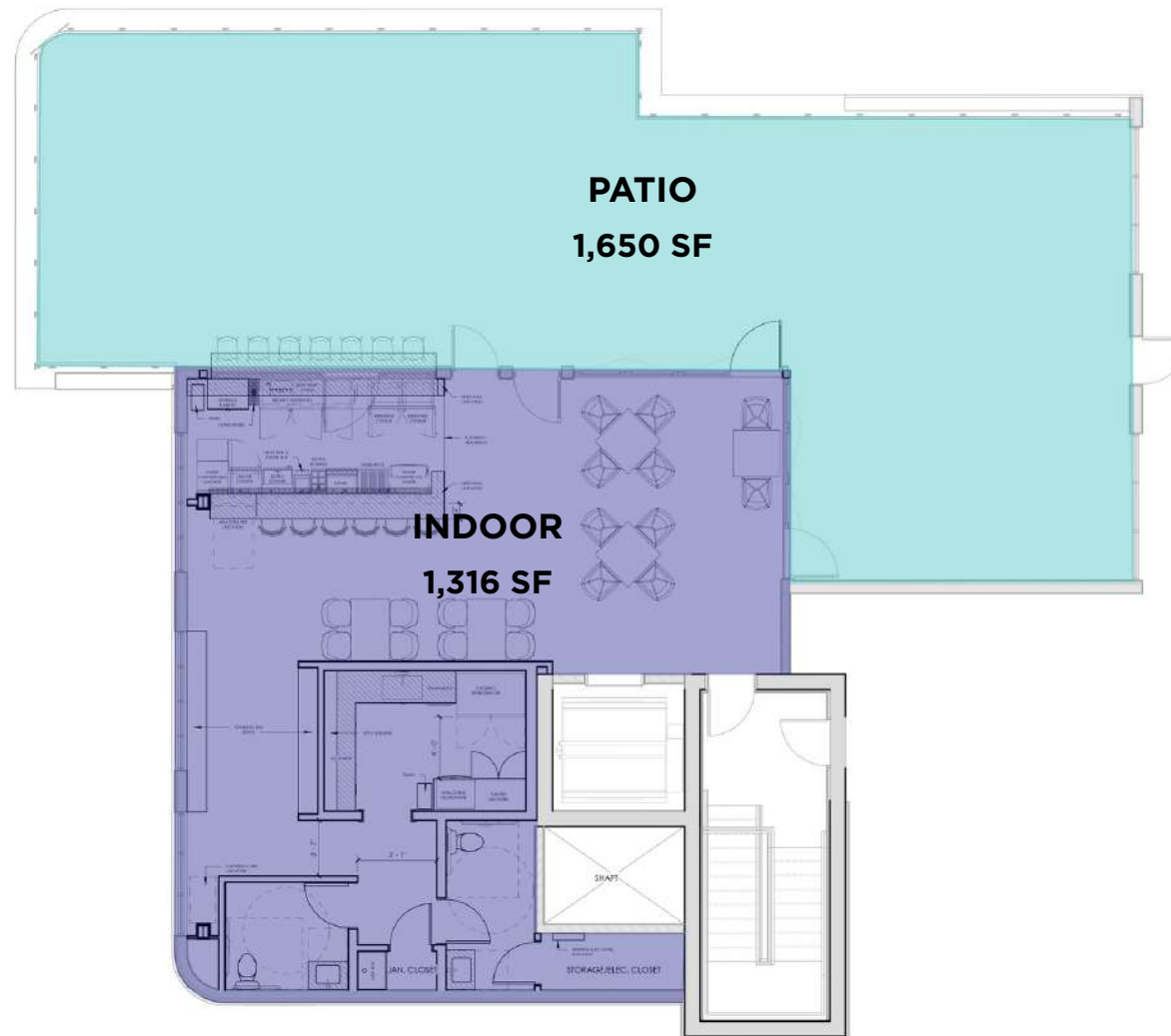
1st Floor - 3,948 SF

1st Floor - 1,581 SF + w/additional rooftop space

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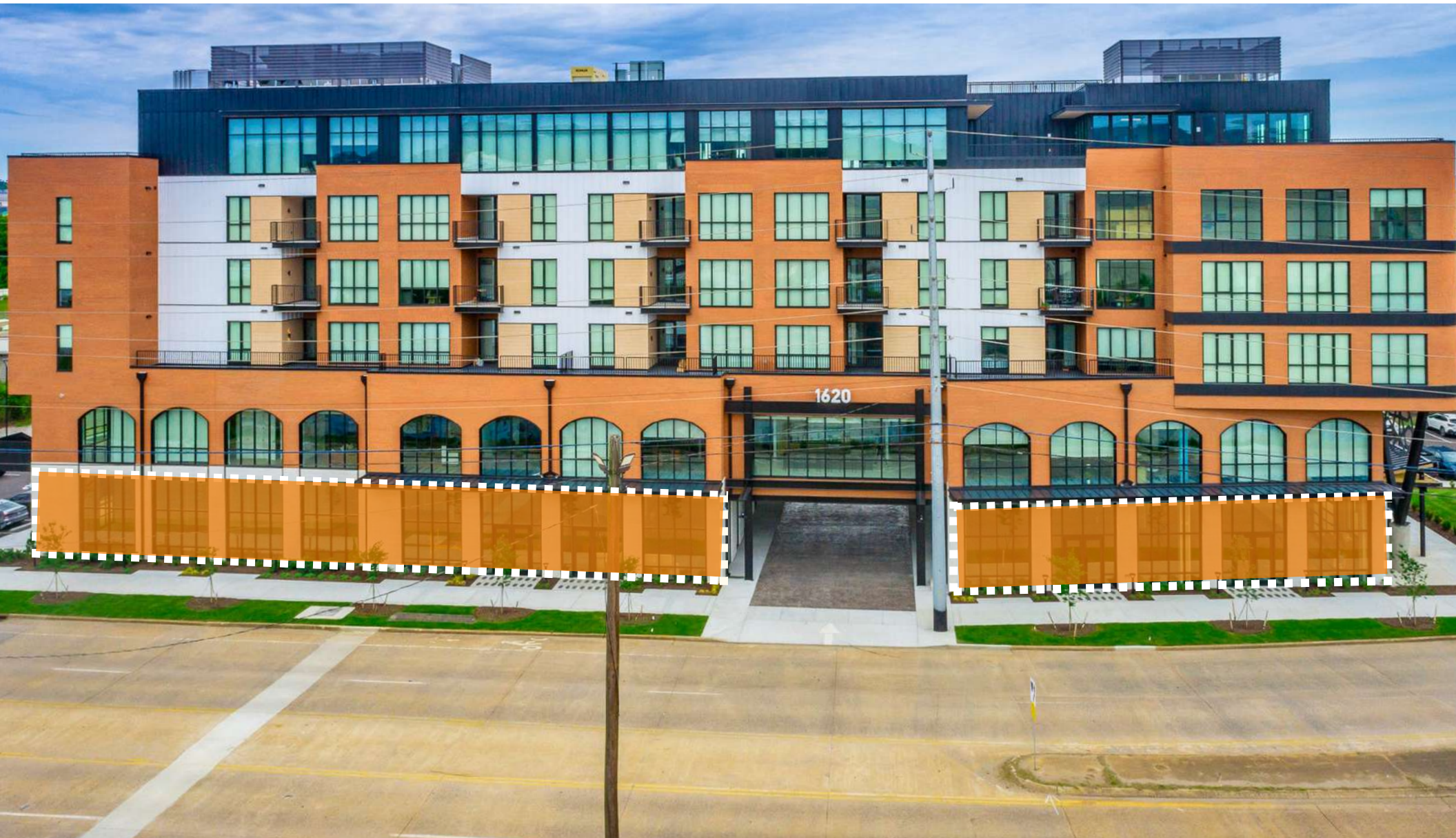
6TH FLOOR PLAN

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PROPERTY PHOTOS



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SHARED LOBBY



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INTERIOR PHOTOS

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AERIAL MAP

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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
2020	6,184	43,205	106,640
2025	7,024	49,770	118,658
2030 Projected	7,485	53,169	125,772
Median Age	38.8	35	36.7

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,694	18,664	45,277
2025	4,222	21,769	50,640
2030 Projected	4,511	23,343	53,813

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2025 Average Household	\$79,073	\$89,859	\$87,998
2030 Projected Household	\$81,959	\$92,055	\$90,079



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.



Kelly Fitzgerald is SVP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$150 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.

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.



Kelly Fitzgerald
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