

# FOR LEASE

±1,374 SF Available

Prime Retail Leasing Opportunity in the Trendy Northshore Neighborhood

300 Cherokee Blvd, Ste 135, Chattanooga, TN 37405



## HIGHLIGHTS

- Prime Retail Leasing Opportunity in the Trendy Northshore Neighborhood
- Suite 135: ±1,374 SF
- Lease Rate: \$27.50/SF NNN
- ±1.90 Acres
- The retail center was recently renovated and boasts a diverse tenant mix
- Convenient access to Hwy 27
- 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

## CURRENT TENANT MIX

Blush Nail & Spa  
First Watch  
Premier Medical  
Pacific Dental

Ship Happens  
Zaya 1943 Korean Steakhouse  
Orange Theory Fitness  
Beem Sauna



**R. Stephen Prather**  
First Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

**Michael W. Groos**  
First Vice President  
O: 615.345.7218  
mgroos@charleshawkinsco.com

**Erin Badaracco**  
Vice President  
C: 615.406.4096  
ebadaracco@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

For Lease  
Retail Suite

300 Cherokee Blvd, Suite 135  
Chattanooga, TN 37405  
Hamilton County

CHARLES  
HAWKINS CO.



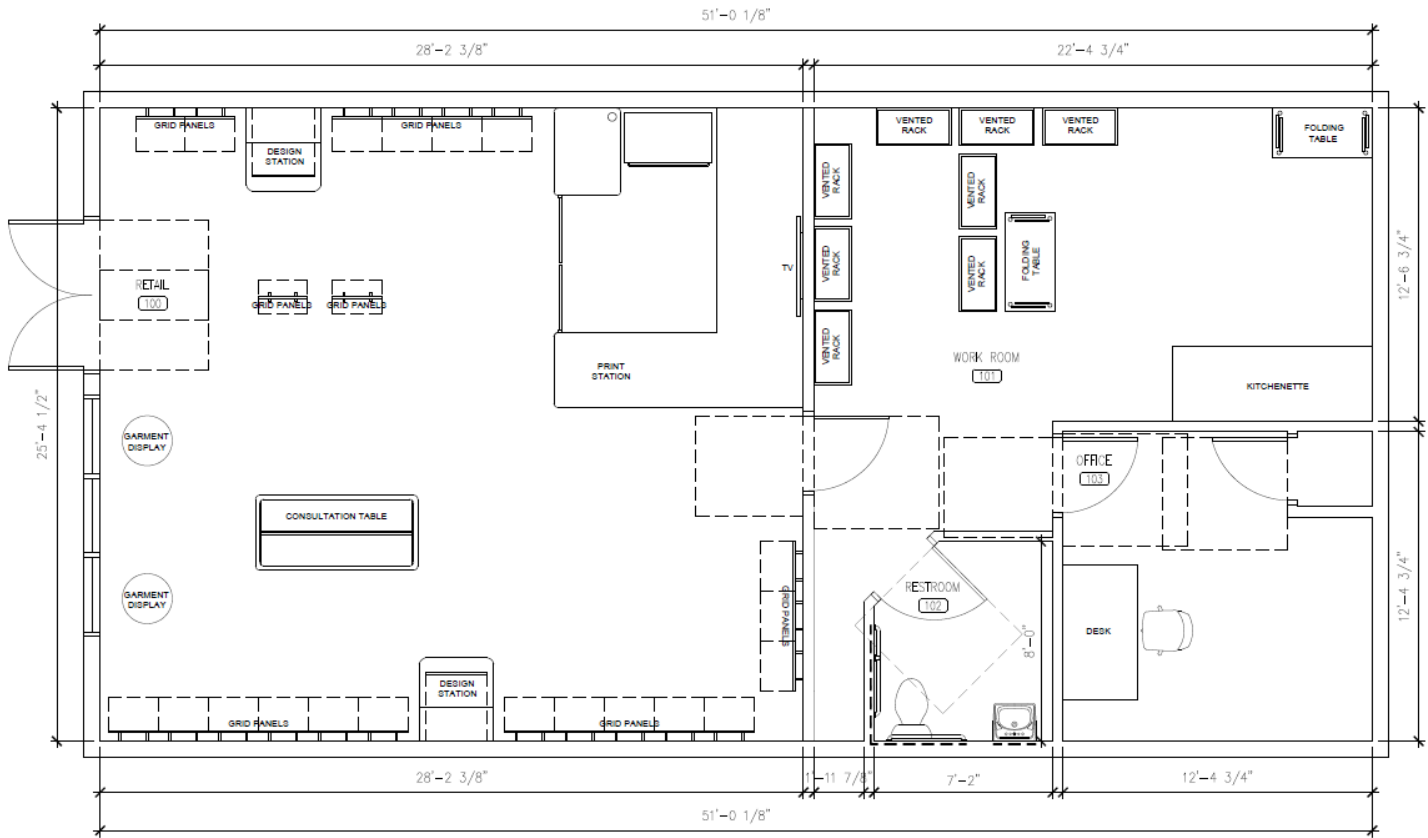
**R. Stephen Prather**  
First Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

**Michael W. Groos**  
First Vice President  
O: 615.345.7218  
mgroos@charleshawkinsco.com

**Erin Badaracco**  
Vice President  
C: 615.406.4096  
ebadaracco@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

# FLOOR PLAN



1  
1/4" = 1'-0"

**R. Stephen Prather**  
First Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

**Michael W. Groos**  
First Vice President  
O: 615.345.7218  
mgroos@charleshawkinsco.com

**Erin Badaracco**  
Vice President  
C: 615.406.4096  
ebadaracco@charleshawkinsco.com

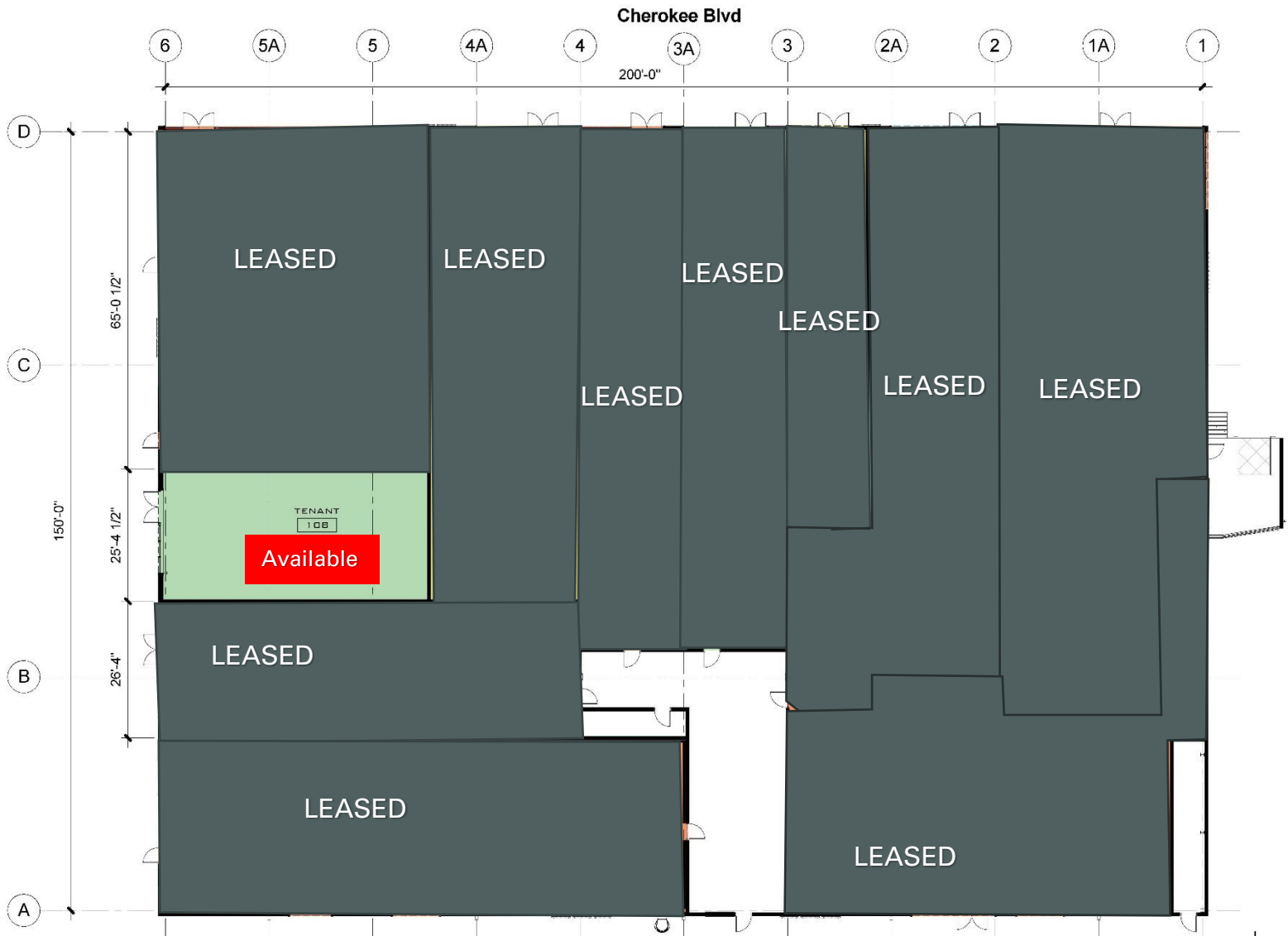
Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

For Lease  
Retail Suite

300 Cherokee Blvd, Suite 135  
Chattanooga, TN 37405  
Hamilton County

CHARLES  
HAWKINS CO.

# LAYOUT



**R. Stephen Prather**  
First Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

**Michael W. Groos**  
First Vice President  
O: 615.345.7218  
mgroos@charleshawkinsco.com

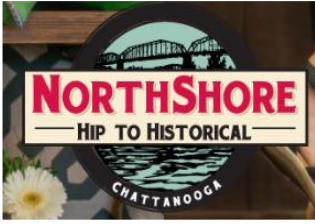
**Erin Badaracco**  
Vice President  
C: 615.406.4096  
ebadaracco@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

For Lease  
Retail Suite

300 Cherokee Blvd, Suite 135  
Chattanooga, TN 37405  
Hamilton County

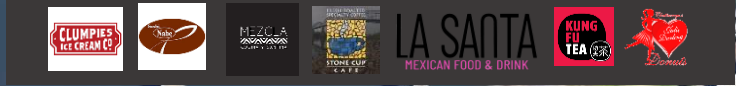
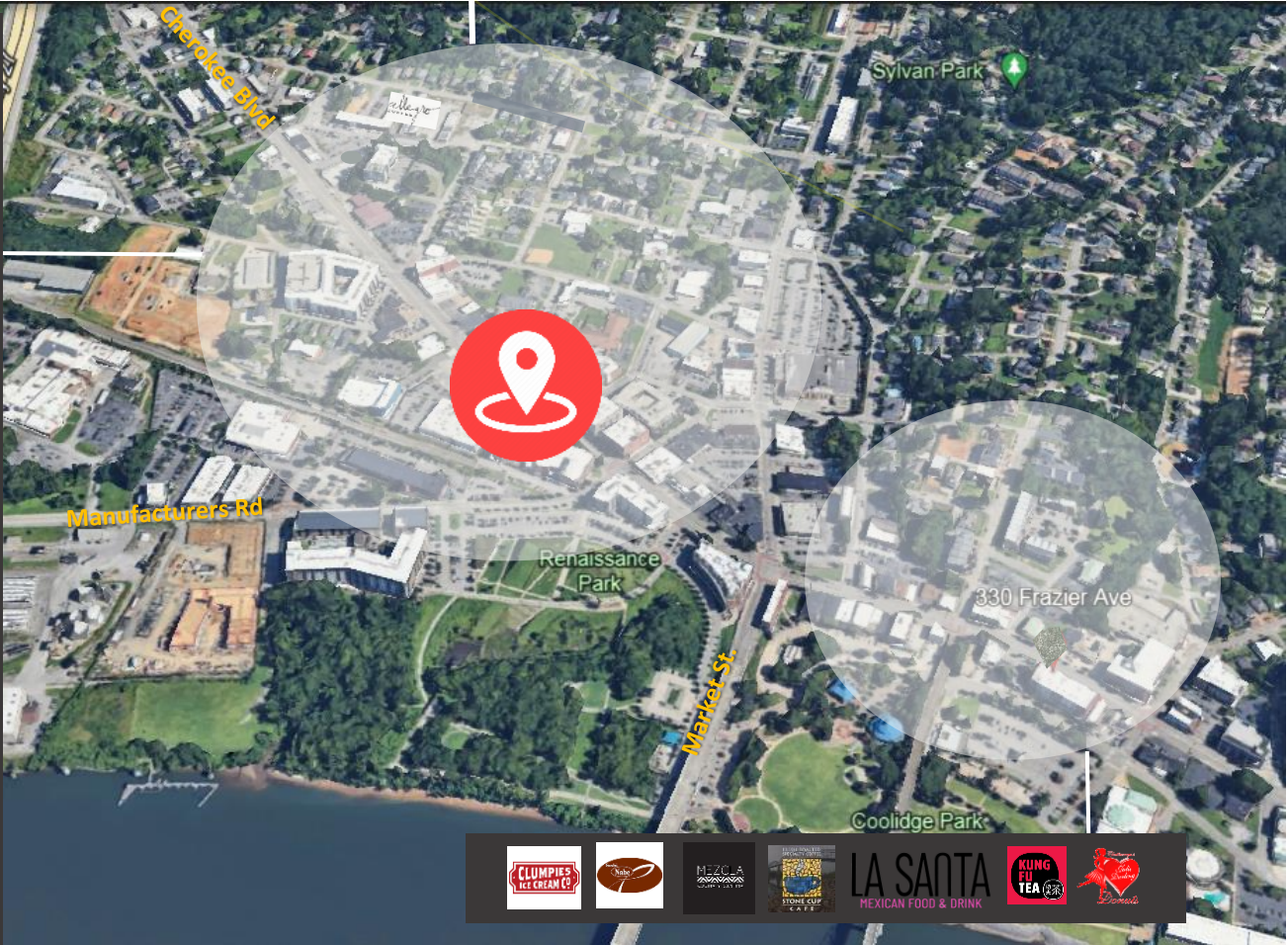
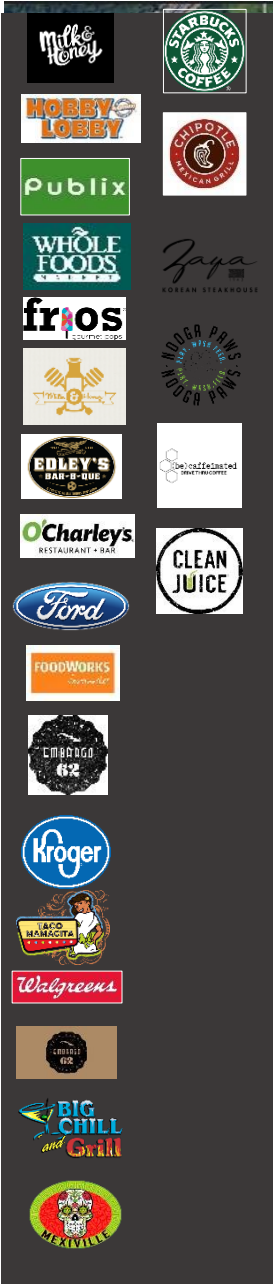
CHARLES  
HAWKINS CO.



# NORTHSHORE NEIGHBORHOOD

*Where Hip meets Historical*

The newly renovated retail center is located in the vibrant Northshore 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 Corridor*

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%

**R. Stephen Prather**  
First Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

**Michael W. Groos**  
First Vice President  
O: 615.345.7218  
mgroos@charleshawkinsco.com

**Erin Badaracco**  
Vice President  
C: 615.406.4096  
ebadaracco@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

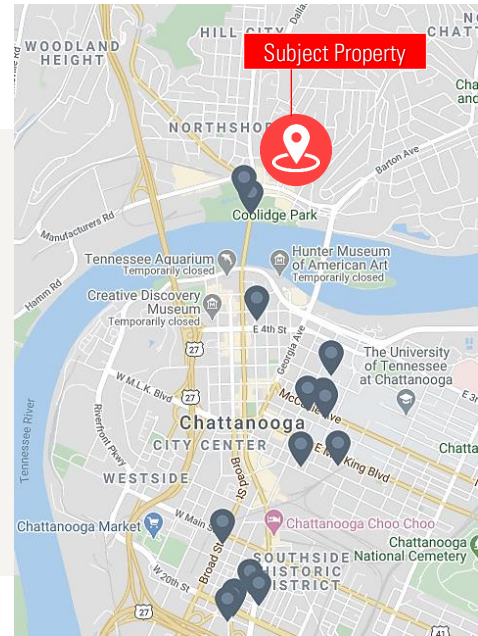
For Lease  
Retail Suite

300 Cherokee Blvd, Suite 135  
Chattanooga, TN 37405  
Hamilton County

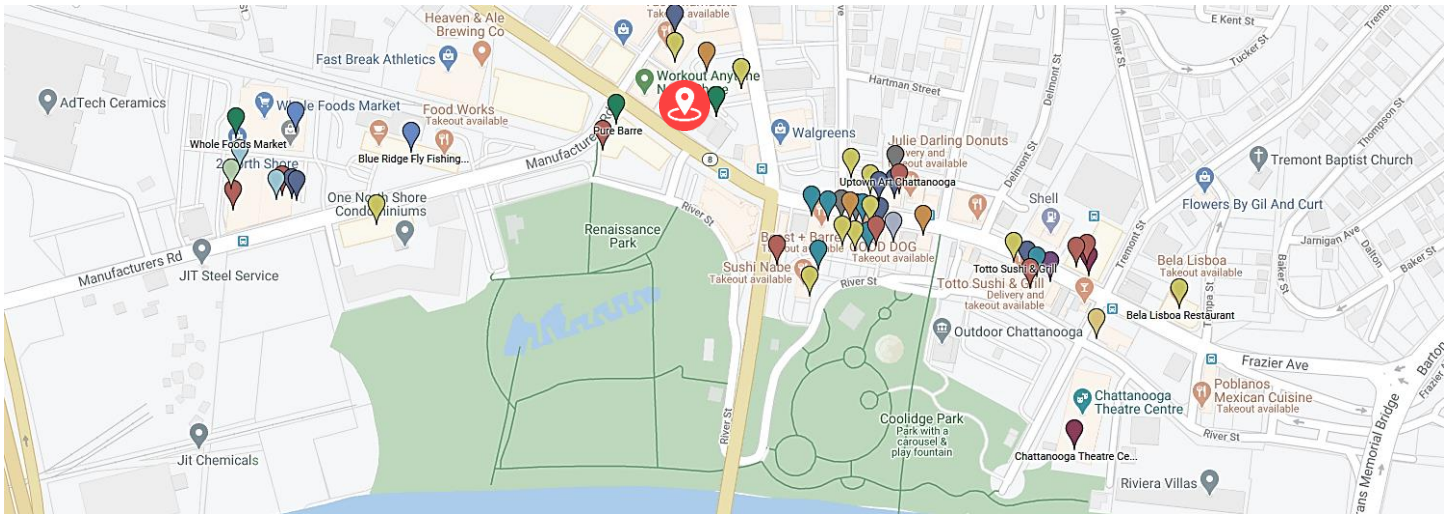
CHARLES  
HAWKINS CO.

LIST OF CONDOS, APTS & TOWNHOMES

- 125 Cherokee – Apartments
- 10 North – Apartments
- 1<sup>st</sup> & Market Street – Townhomes
- 604 East 4<sup>th</sup> Street- Condos
- 615 Lindsay Street – Apartments
- 615 Houston Street – Apartments
- 611 Houston Street – Apartments
- 235 East MLK – Apartments
- 528 East 8<sup>th</sup> Street – Apartments
- 1400 Chestnut- Apartments
- 1603 Williams Street – Condos
- 17<sup>th</sup> & 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

**R. Stephen Prather**  
First Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

**Michael W. Groos**  
First Vice President  
O: 615.345.7218  
mgroos@charleshawkinsco.com

**Erin Badaracco**  
Vice President  
C: 615.406.4096  
ebadaracco@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189