



RETAIL / OFFICE SPACE FOR LEASE OR PURCHASE



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AVAILABLE SPACE: 963 - 2,355 SF | 4 Available spaces

1939 Central Ave | Chattanooga, TN 37408



SVN | Second Story Real Estate Management

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CENTRAL CROSSING

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FLOORPLAN DESIGN

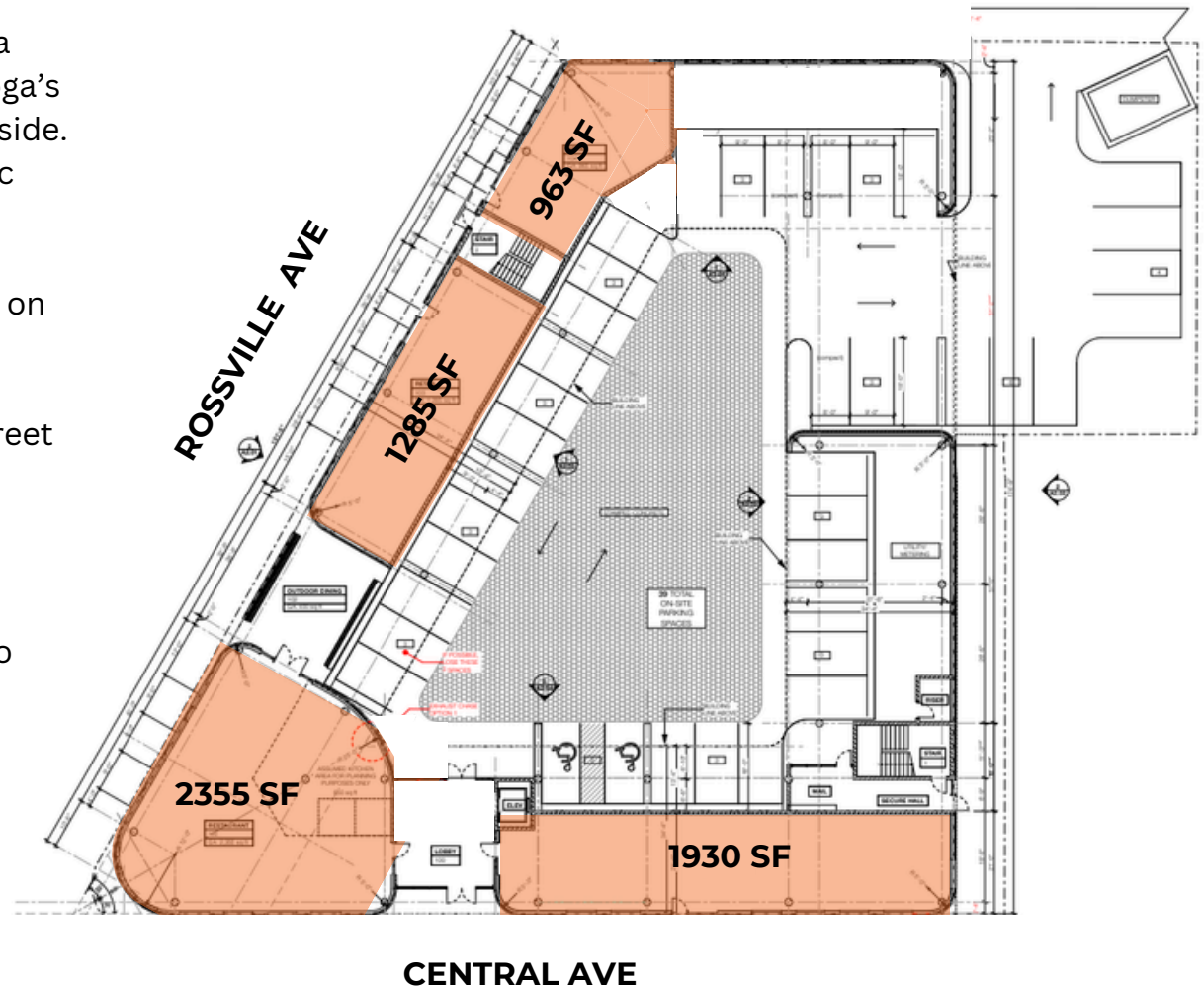
This unique property is being developed in a prominent and upcoming area in Chattanooga's most sought after neighborhood, the Southside. Central Crossing is sure to be the next iconic building in Chattanooga's landscape.

With four spaces available totaling 6,533 SF on the bottom floor of this unique mixed use building, the opportunities here are above exceptional. Parking is available both on street and onsite which is rare in this urban neighborhood.

The building will also include 32 unique residential units geared towards people who enjoy urban living and all it has to offer.

Available Spaces:

- Suite 101 - 1,930 SF
- Suite 102 - 2,355 SF
- Suite 103 - 1,285 SF
- Suite 104 - 963 SF



1 FIRST FLOOR PLAN
A1.01 SCALE: 3/32" = 1'-0"



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LISTING HIGHLIGHTS

Suite 101

- **Offering Price** \$916,000
- **Space Available** 1,930 SF
- **Rent** \$28/SF/YR
- **Condition** As-is and TI is negotiable

Suite 102

- **Offering Price** \$1,118,000
- **Space Available** 2,355 SF
- **Rent** \$28/SF/YR
- **Condition** As-is and TI is negotiable

Suite 103

- **Offering Price** \$610,000
- **Space Available** 1,285 SF
- **Rent** \$28/SF/YR
- **Condition** As-is and TI is negotiable

Suite 104

- **Offering Price** \$525,000
- **Space Available** 963 SF
- **Rent** \$35/SF/YR
- **Condition** Turn key/Fully built out

WHY 1939 CENTRAL AVE?

- **Iconic Architecture:** Unmatched curb appeal in a high-traffic, trending area.
- **Built-in Foot Traffic:** Located directly below 32 luxury residential condos.
- **Versatility:** Ideal for a boutique retailer, modern tech office, or a trendy restaurant concept.
- **Turn-Key Potential:** Available for sale or lease in shell condition, allowing for custom build-outs to fit your brand perfectly.



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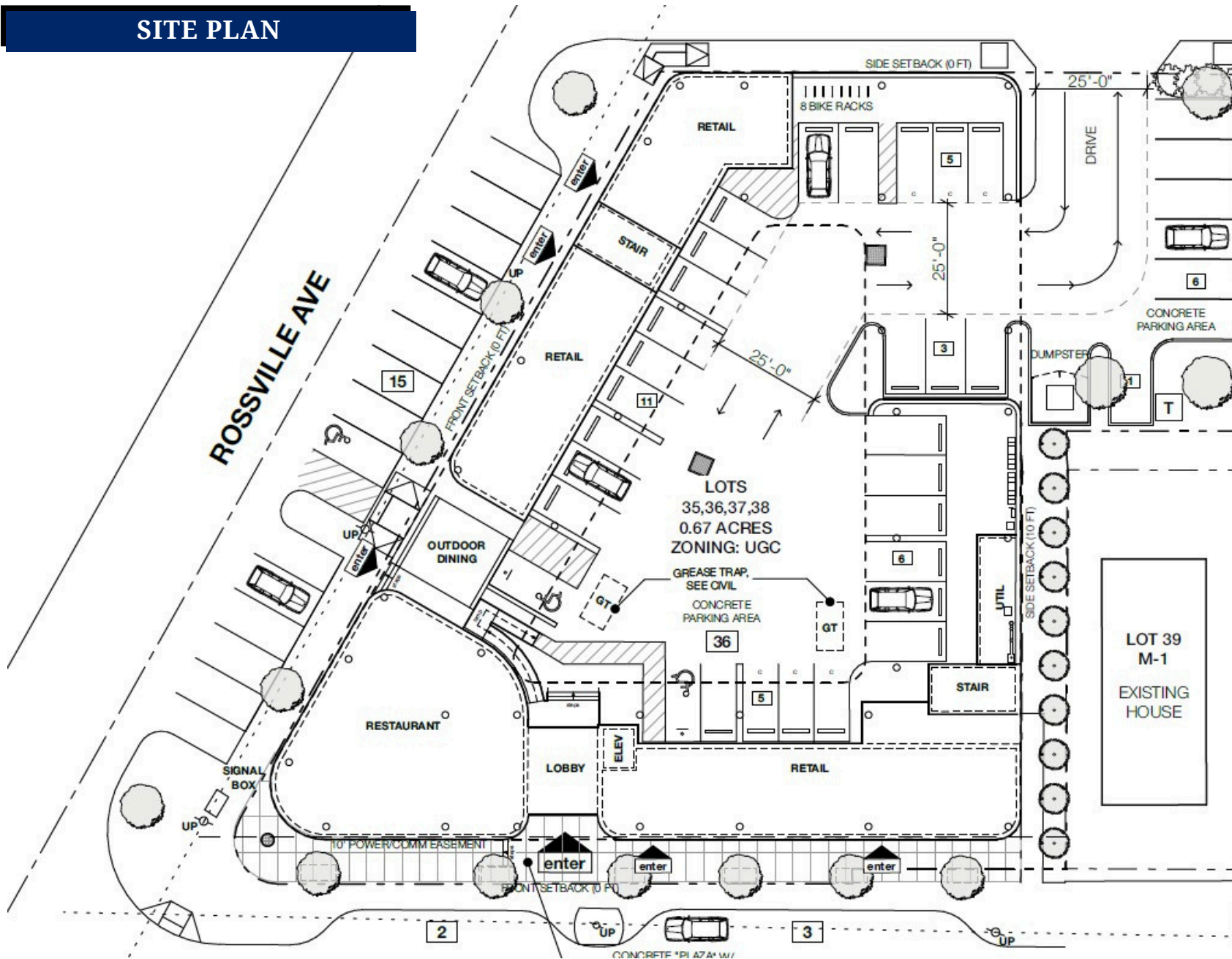
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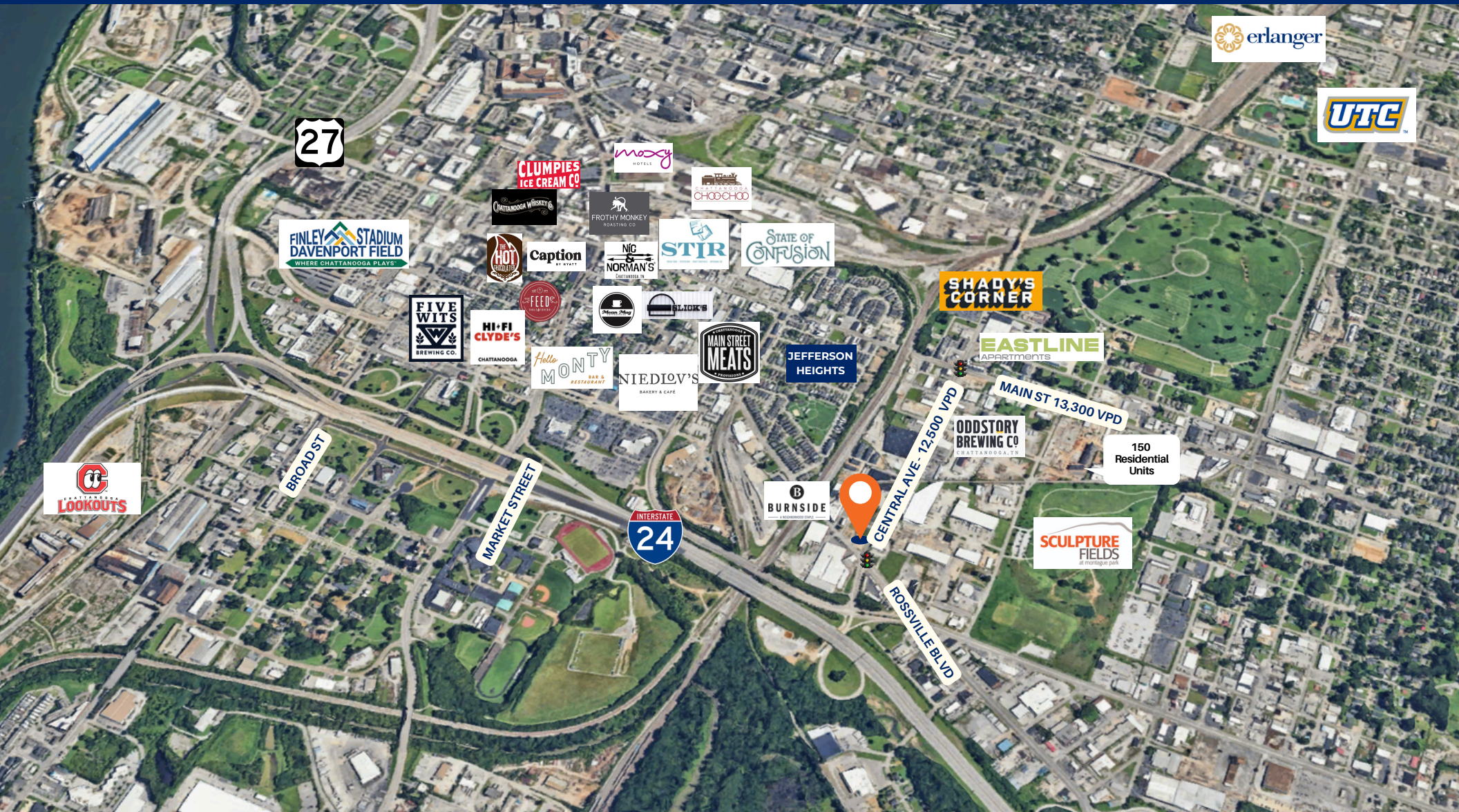
SITE PLAN



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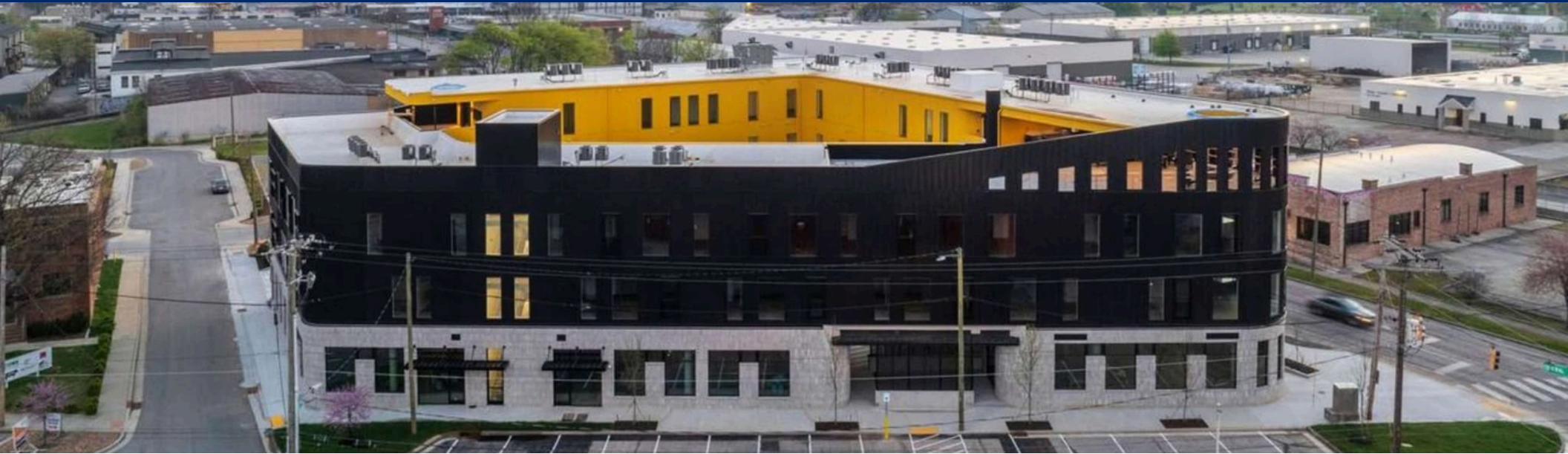


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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	5,619	60,404	130,877
2029 Projected Population	5,979	63,859	134,631
Median Age	33.6	33	35.4

Households	1 Mile	3 Mile	5 Mile
2024 Households	5,206	35,763	69,084
2029 Projected Households	5,528	37,334	71,552
Average Household Income 2024	\$105,201	\$80,601	\$86,735
Average Household Income 2029	\$123,588	\$94,831	\$101,515



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ABOUT THE BROKER



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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 \$120 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.



Bianca Pichardo
Associate Advisor

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Bianca Pichardo brings extensive knowledge in retail assets and is a dedicated partner to her clients. With a passion for connecting people with spaces that inspire innovation and growth, she has carved a niche as a trusted advisor in the industry. Her approach is rooted in personalized service, where every client's vision is transformed into reality through strategic planning, meticulous market analysis, and expert negotiation. Specializing in commercial sales, leasing, and investment properties, she offers a seamless experience tailored to your unique needs.

