



## PREMIUM RETAIL/OFFICE OPPORTUNITY: FOR LEASE

5948 Brainerd Rd | Chattanooga, TN 37421



**SVN | Second Story Real Estate Management**

**Nick Petras**

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## AVAILABILITY

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### FOR LEASE/SALE

|                         |                 |
|-------------------------|-----------------|
| <b>Space Available:</b> | 2,300 SF        |
| <b>Lease Type:</b>      | Gross           |
| <b>Lease Term:</b>      | Negotiable      |
| <b>Rate:</b>            | \$15-\$17 SF/YR |

### HIGHLIGHTS

- ± 4,700 SF building
- Lot Size: ± 0.34 AC
- Excellent visibility along Brainerd Rd (Traffic Count: 36,490 AADT)
- Ample on-site parking
- Convenient access to I-24 & I-75



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# EXECUTIVE SUMMARY

A rare opportunity to lease or purchase a recently renovated commercial building in a high-traffic, signalized location in the heart of Chattanooga. This property offers exceptional visibility, strong area demographics, and a premier C2 zoning classification, making it ideal for a wide range of uses including **Retail, Traditional Office, Medical Office, or Coworking** space.

## Location & Visibility

- **Prime Location:** Situated at a major, three-way signalized intersection, providing maximum exposure to daily traffic flow.
- **Exceptional Frontage:** Excellent road frontage on Brainerd Road (a key Chattanooga artery).
- **National Neighboring Tenants:** Surrounded by a dense concentration of popular national and regional establishments, including **Walmart, ALDI's, Chick-Fil-A, Starbucks, Hooters**, and more, driving consistent customer traffic to the area.
- **Accessibility:** Conveniently located on a major city bus line and offers superb ingress/egress and ample parking.

## Property Features

- **Available Space:** Up to **2,300 contiguous square feet** (Suites B & C - Anchor Space).
- **Building Status:** Recently renovated in **2022** with significant capital improvements, including a **new roof, new HVAC systems, and an updated EIFS façade**, ensuring a modern and turn-key space for any tenant or owner.
- **Signage:** Benefit from prominent, highly visible **pylon signage** directly on Brainerd Road.
- **Layout:** The interior space is highly functional and currently features two restrooms (RRs), storage rooms, and a dedicated office area.



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## INTERIOR PHOTOS

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## PROPERTY PHOTOS

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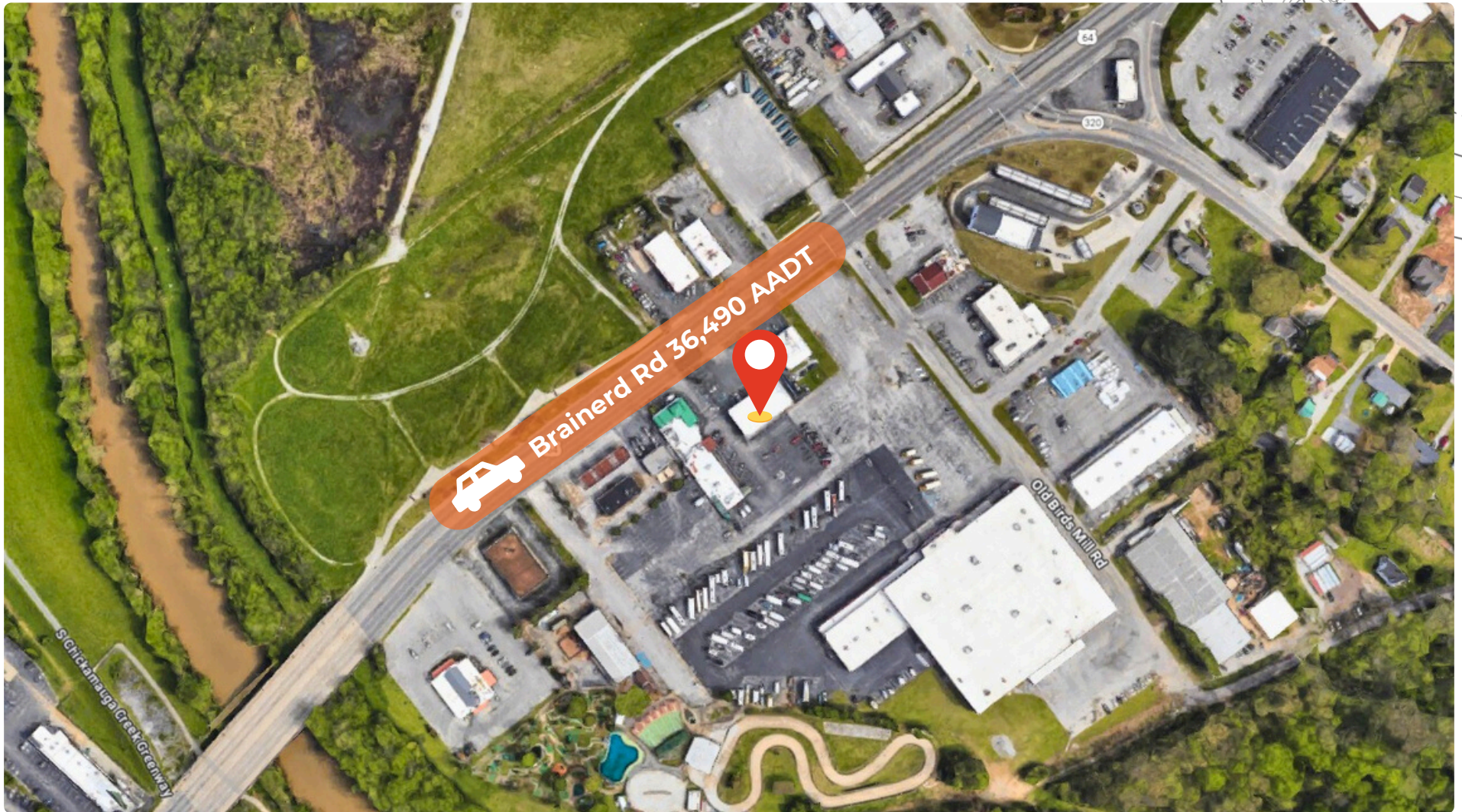
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AERIAL

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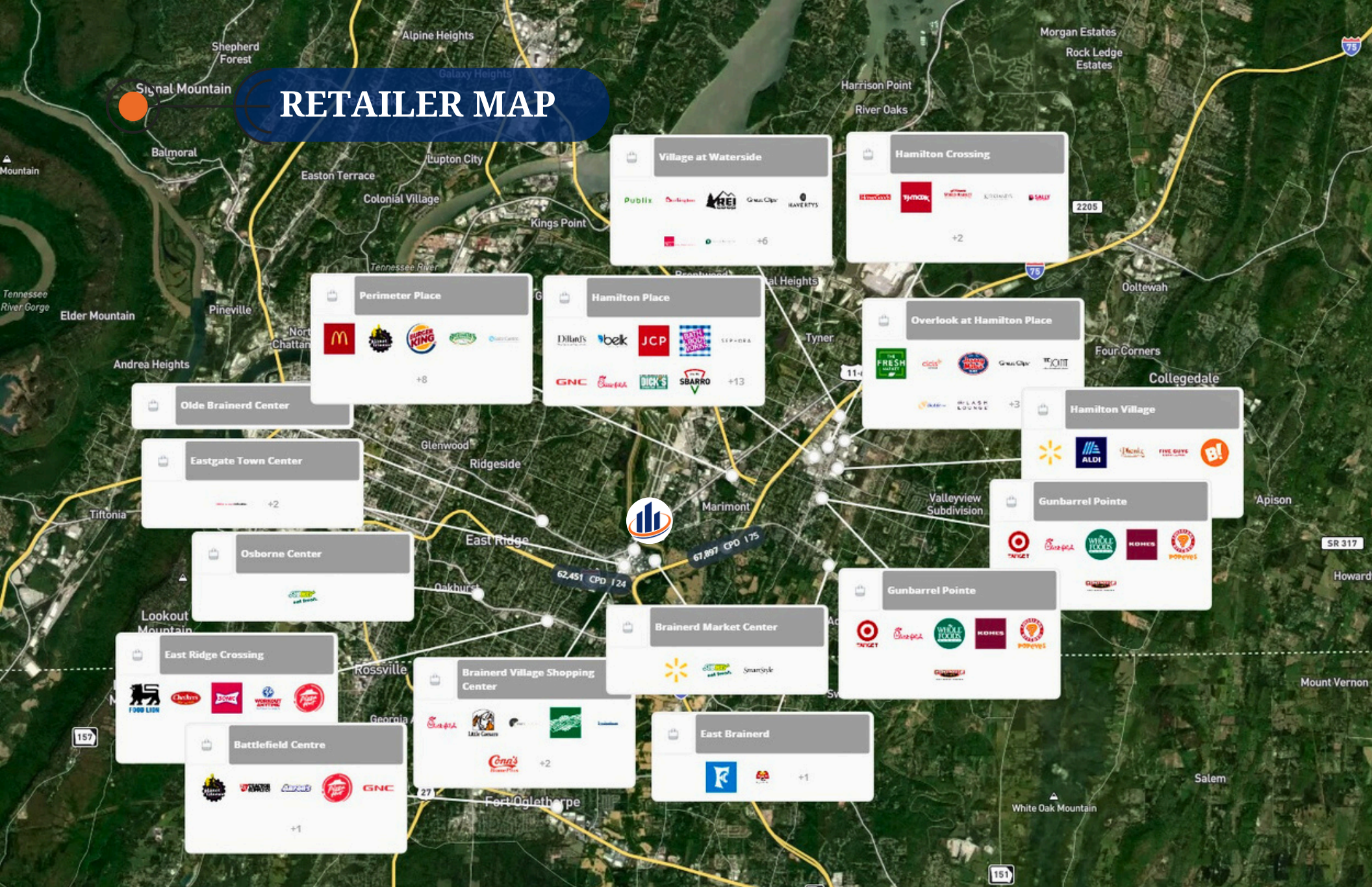
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## DEMOGRAPHICS

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### POPULATION

|                | 3 MILES | 5 MILES | 10 MILES |
|----------------|---------|---------|----------|
| 2020           | 53,269  | 144,034 | 341,900  |
| 2024           | 53,647  | 149,494 | 356,363  |
| 2029 Projected | 56,878  | 158,843 | 378,489  |
| Median Age     | 39.5    | 39.1    | 39.3     |

### HOUSEHOLD CHARACTERISTICS

|                 | 3 MILES | 5 MILES | 10 MILES |
|-----------------|---------|---------|----------|
| 2020            | 23,379  | 59,573  | 140,300  |
| 2024            | 23,469  | 61,590  | 146,815  |
| 2029 Projection | 24,911  | 65,502  | 156,306  |

### INCOME CHARACTERISTICS

|                          | 3 MILES  | 5 MILES  | 10 MILES |
|--------------------------|----------|----------|----------|
| 2020 Average Household   | \$63,942 | \$66,535 | \$77,133 |
| 2024 Average Household   | \$66,508 | \$69,668 | \$80,637 |
| 2029 Projected Household | \$67,572 | \$70,870 | \$81,710 |



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# BROKER

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, **Nick** prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.

**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 have 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.



**Nick Petras**  
Commercial Advisor

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