

 **OFFICE SPACE
FOR LEASE**

MODERN NORTHSORE DEVELOPMENT

Historic Adaptive Reuse Office Space for Lease

AVAILABLE SPACE: 5,191 SF

110 Somerville Ave | Chattanooga, TN



SVN | Second Story Real Estate Management

Kelly Fitzgerald

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LISTING HIGHLIGHTS

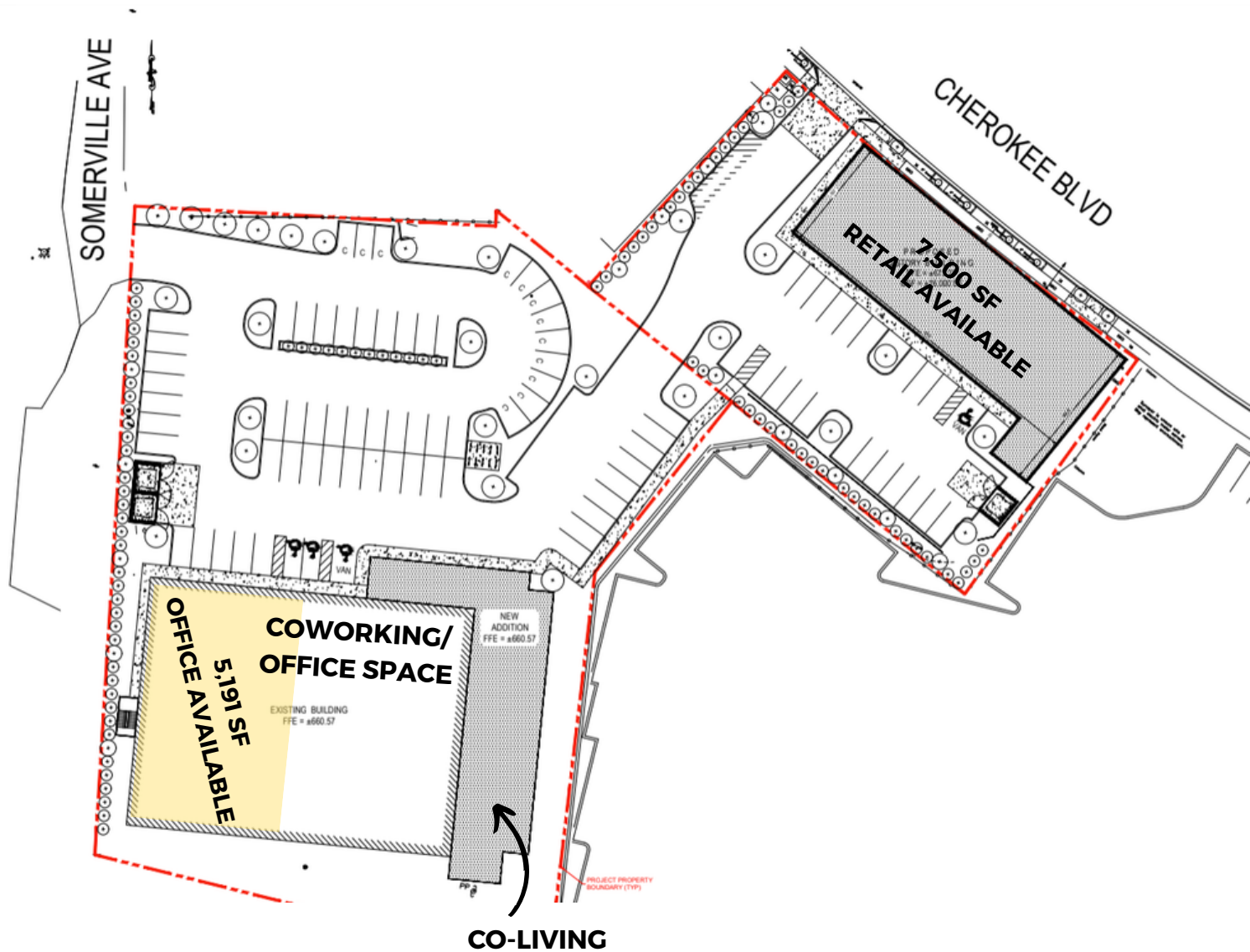
- 5,191 rentable sq ft available on the first floor of a new building with excellent frontage
- Downtown's highly popular area with abundant parking
- Located on 110 Somerville: AADT of 16,000 VPD
- Walking distance to Orange Theory Fitness, Publix, Chipotle, Whole Foods, Edley's BBQ, Rock Creek, and Starbucks as well as Coolidge Park and the Walnut Street walking bridge
- Existing tenants in development include coworking and coliving
- AADT - 39,930 VPD

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SITE PLAN



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Population	7,684	47,127	116,339
2030 Projected Population	8,241	50,219	123,502
Median Age	37.8	35.6	36.9
Households	1 Mile	3 Mile	5 Mile
2025 Households	3,960	22,192	50,501
2030 Projected Households	4,262	23,734	53,745
Average Household Income	\$114,649	\$97,697	\$88,089



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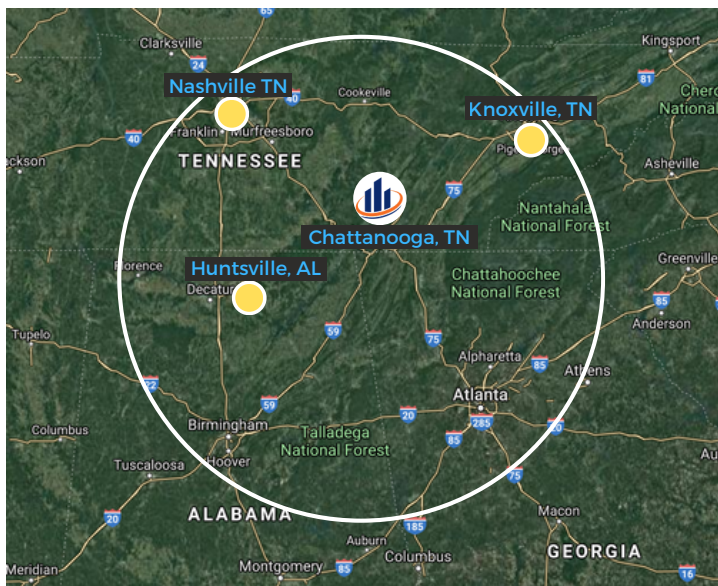
CHATTANOOGA ATTRACTIONS

Things to Do

- Night Fall
- Moon River Music Festival
- Riverbend Music Festival
- Iron Man
- Head of the Hooch
- Wine Over Water Festival
- MainX24

Places to See

- Southern Belle Riverboat
- Walnut Street Pedestrian Bridge
- Tennessee Aquarium
- Chattanooga Zoo
- High Point Climbing Facility
- The Lookouts Baseball Stadium
- Red Wolves Soccer Stadium





ABOUT THE BROKERS



KELLY FITZGERALD

SVN | Second Story Real Estate Management
Senior Vice President of Commercial Brokerage
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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 \$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

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Senior Advisor
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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.