

FOR LEASE



2707 Citico Ave | Chattanooga, TN 37406

5,790 SF | MEDICAL OFFICE FOR LEASE

SVN | Second Story Real Estate Management

John Markley

Office: (423)-682-8241

Cell: (423) 243-6348

john.markley@svn.com



LEASING DETAILS

Top Floor

- **Lease Rate:** \$20/SF/YR + NNN
estimated NNN costs: \$5/SF
- **Available Space:** 5,790 SF
- **Term:** Negotiable

PROPERTY SUMMARY

Situated in the heart of Chattanooga's primary medical district, 2707 Citico Avenue offers an exceptional location for healthcare providers, professional office users, and administrative practices. The property is positioned directly adjacent to the CHI Memorial Hospital campus and is just minutes from both Parkridge Medical Center and Erlanger Health System, placing tenants in the center of the region's highest-density healthcare corridor. The top floor features 5,790 SF of prime, functional space. Combined with strong visibility, ample surface parking (51 spaces), and direct access to Chattanooga's core medical infrastructure, 2707 Citico Ave presents a highly strategic location for established or expanding practices.



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HIGHLIGHTS

- **Location:** 2707 Citico Drive, Chattanooga, TN
- **Building Size:** 10,530 SF
- Date Constructed: 2005
- Current owner built and designed the building
- **Lot Size:** Approximately 1 Acres
- Conveniently located near **Memorial Hospital** and **Parkridge Hospital**
- **On-site parking** for both levels of the building

Watch Video Walkthrough



2707 Citico Ave | Chattanooga, TN 37406

INTERIOR PHOTOS



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INTERIOR PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



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POPULATION

	1 MILE	3 MILES	5 MILES
2020	9,231	61,855	137,917
2025	10,883	69,477	150,187
2030 Projected	11,672	73,888	158,481
Median Age	38.2	36.1	37.3

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,714	25,170	58,846
2025	4,378	28,398	64,260
2030 Projected	4,705	30,276	67,953

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2025 Average Household	\$69,207	\$79,363	\$80,085
2030 Projected Household	\$71,477	\$81,445	\$82,188



**\$1.5 BILLION+ IN
ACTIVE
INVESTMENTS**

*(FUELING JOB GROWTH,
INFRASTRUCTURE, AND
RETAIL DEMAND)*



**TOP-RANKED
OUTDOOR CITY
IN THE US**

*(DRIVING YEAR-ROUND
TOURISM AND LIFESTYLE-
FOCUSED SPENDING)*



**\$1.7B
TOURISM
SPENDING (2023)**

*(OVER 10.7M VISITORS IN
2023 AND \$179M
GENERATED IN SALES TAX)*



**GATEWAY
LOCATION**

*(CONNECTING 14M
PEOPLE ACROSS FIVE
MAJOR SOUTHERN
METROS)*



**528,000+ MSA
POPULATION**

*(WITH 10% GROWTH
PROJECTED BY 2030)*



**TOP 10 HOUSING
MARKET (2023)**

*(CHATTANOOGA IS
DRIVING POPULATION
AND RETAIL GROWTH)*

Chattanooga, TN has a population of 562,647 and is the fourth largest MSA in the state (after Nashville, Memphis and Knoxville). It is the second fastest growing city (second to Nashville) with a population growth rate of 0.98%. Chattanooga's economy thrives as a dynamic blend of industry, innovation, and tourism. Since 2011, Chattanooga and Hamilton County have celebrated over 60 business expansions resulting in 11,686 new jobs and more than \$2 billion in capital investment. Overall, Chattanooga's economy is a tapestry of innovation, resilience, and community engagement, positioning the city as a vibrant and prosperous hub in the Southeastern United States.

The city's business landscape is marked by a diverse array of sectors, including manufacturing, healthcare, and technology. Renowned for its skilled workforce and business-friendly environment, Chattanooga has attracted companies such as Volkswagen and Amazon, contributing to job growth and economic stability. With a burgeoning arts and culture scene, the city attracts those eager to explore attractions like the Tennessee Aquarium, the Chattanooga Choo Choo, and the vibrant downtown area. The scenic beauty of the surrounding mountains and the Tennessee River adds to the city's allure, making it a popular destination for outdoor enthusiasts. As a result, tourism plays a crucial role in the economy, fostering a thriving hospitality and service industry.

CHATTANOOGA



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.



John is a commercial real estate advisor with over eight years of experience in sales, marketing, and recruiting. Specializing in retail and medical office sales and leasing, John brings a dynamic skill set to every transaction. Prior to joining SVN, he demonstrated his entrepreneurial spirit by successfully running a startup marketing and media company for three years. His experience also includes working with various private equity clients seeking multi-tenant retail and medical acquisitions. With strong communication, prospecting, and marketing abilities, John is a trusted partner for owners and investors looking to maximize the value of their real estate investments.



John Markley
Brokerage Advisor

☎ **(423) 243-6348**

✉ **john.markley@svn.com**

🌐 **[secondstory.properties](https://www.secondstory.properties)**



JOHN MARKLEY

(423) 243-6348

JOHN.MARKLEY@SVN.COM

800 MARKET ST STE 207, CHATTANOOGA, TN 37402

[WWW.SECONDSTORY.PROPERTIES](https://www.secondstory.properties)

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