

4295 Cromwell
Road

Suite 206

 Chattanooga, TN



**THE
PRYOR BACON**
COMPANY



Austin Godfrey
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Suite Highlights

- 2,000 – Total Square Feet
- Open reception room
- Private offices in the back
- Two restrooms
- Large garage/warehouse space with rollup door



- Strategic Location & Surrounding Retail
 - Healthcare: Physicians Care Walk-In Clinic, Chattanooga Allergy Clinic, Hamilton Discount Pharmacy, Cloudland Dental
 - Quick Dining: Wendy's, Popeyes, Subway
 - Retail/grocery: Food City



Why Suite 206?

- Prime Location
 - Direct access to Highway 153 ~ approximately 62,000 vehicles passing daily
 - 10 Minutes to Hixson/East Brainerd
 - 15 Minutes to downtown Chattanooga
 - 5 Miles from Enterprise South: housing major employers such as Volkswagon & Amazon



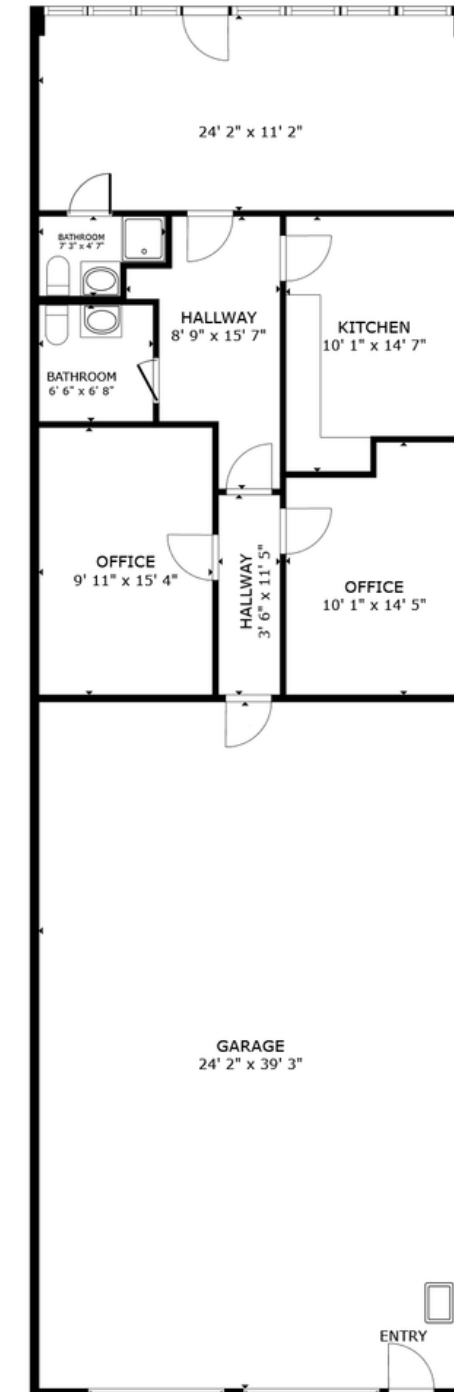
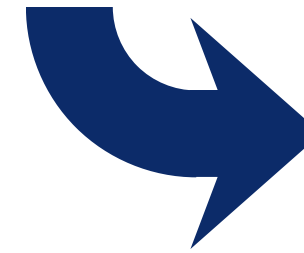
Positioned within the Highway 153 corridor, one of Chattanooga's most active commercial and industrial submarkets.



Floor Plan & Layout

- Open reception area with restroom
- Offices: 3 offices or multipurpose spaces separated from reception and warehouse space
- Bathrooms: 2 bathrooms, one including a shower
- Spacious garage/warehouse space
- Direct access from office space to garage/warehouse

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layout!



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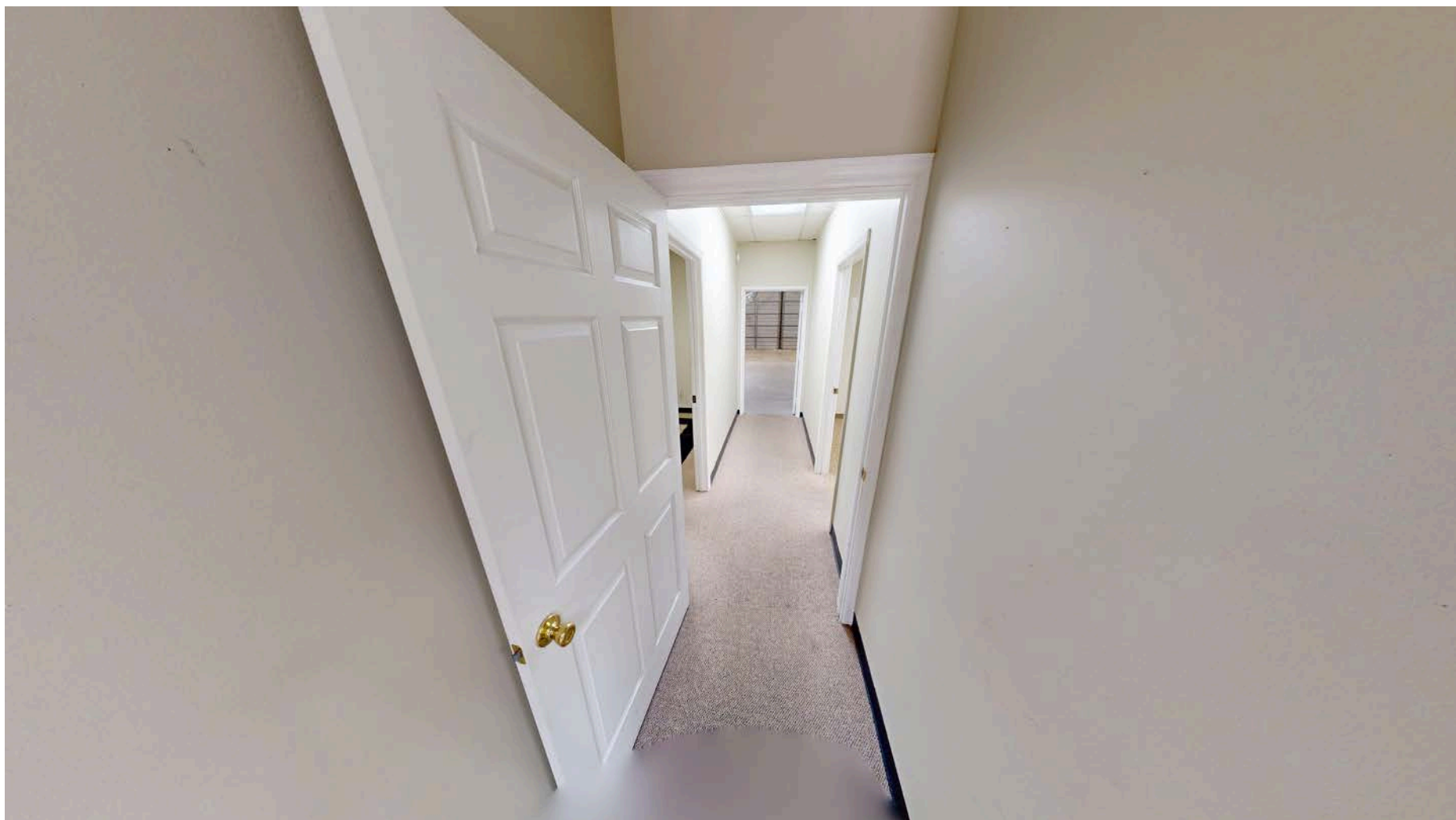




Open reception area



Main hallway



Provides easy accessibility
to every space



Office/work spaces



Garage/warehouse space



Demographics

Population Growth

	1 MILE	3 MILES	5 MILES
2024	2,182	32,874	102,981
2029 Projection	2,358	35,028	110,007

Household Data

	1 MILE	3 MILES	5 MILES
2024	949	14,232	43,720
2029 Projection	1,026	15,190	46,765

Income Data

	1 MILE	3 MILES	5 MILES
2024	\$63,000	\$65,000	\$68,000
2029 Projection	\$72,000	\$75,000	\$80,000



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Ready to Lease Suite 206?

Contact us today to schedule a tour and discuss flexible lease options tailored to your practice's needs.

☎ Phone: (423) 240-2000

✉ Email: aj.godfrey@pryorbacon.com





About Austin Godfrey

With over 10 years of combined experience in commercial real estate, asset management, and related industries, Austin Godfrey serves as an Affiliate Broker with The Pryor Bacon Company in Chattanooga, Tennessee. He brings a strong background in tenant improvement construction, project management, and property operations.

He is at his best helping owners and tenants maximize the performance and long-term value of their office, industrial, and mixed-use properties. Known for his detail-oriented, client-focused approach, Austin leverages expertise in lease negotiation, budgeting, and building operations to make every transaction smooth and transparent.



