

Office Building

804 Central Ave
Chattanooga, TN 37403

Conveniently located on Central Avenue, this property is just blocks from area hospitals, UTC campus, and less than 1 mile from downtown Chattanooga. Free-standing office building with parking.



Property Highlights

- 2,128± SF Free Standing Building
- Up to 7 Parking Spaces
- Open Work Area
- (2) Open Offices
- (2) Bathrooms
- (1) Kitchen
- (1) Large Conference Room
- High Ceilings
- Excellent Natural Light

Offering Summary

LEASE PRICE:	\$19.00 PSF NNN
SQUARE FEET:	2,128± SF
ACRES:	0.19±
ZONING:	U-CX-3
YEAR BUILT:	1935
YEAR RENOVATED:	2006

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 naicharter.com

**For more information,
please contact:**

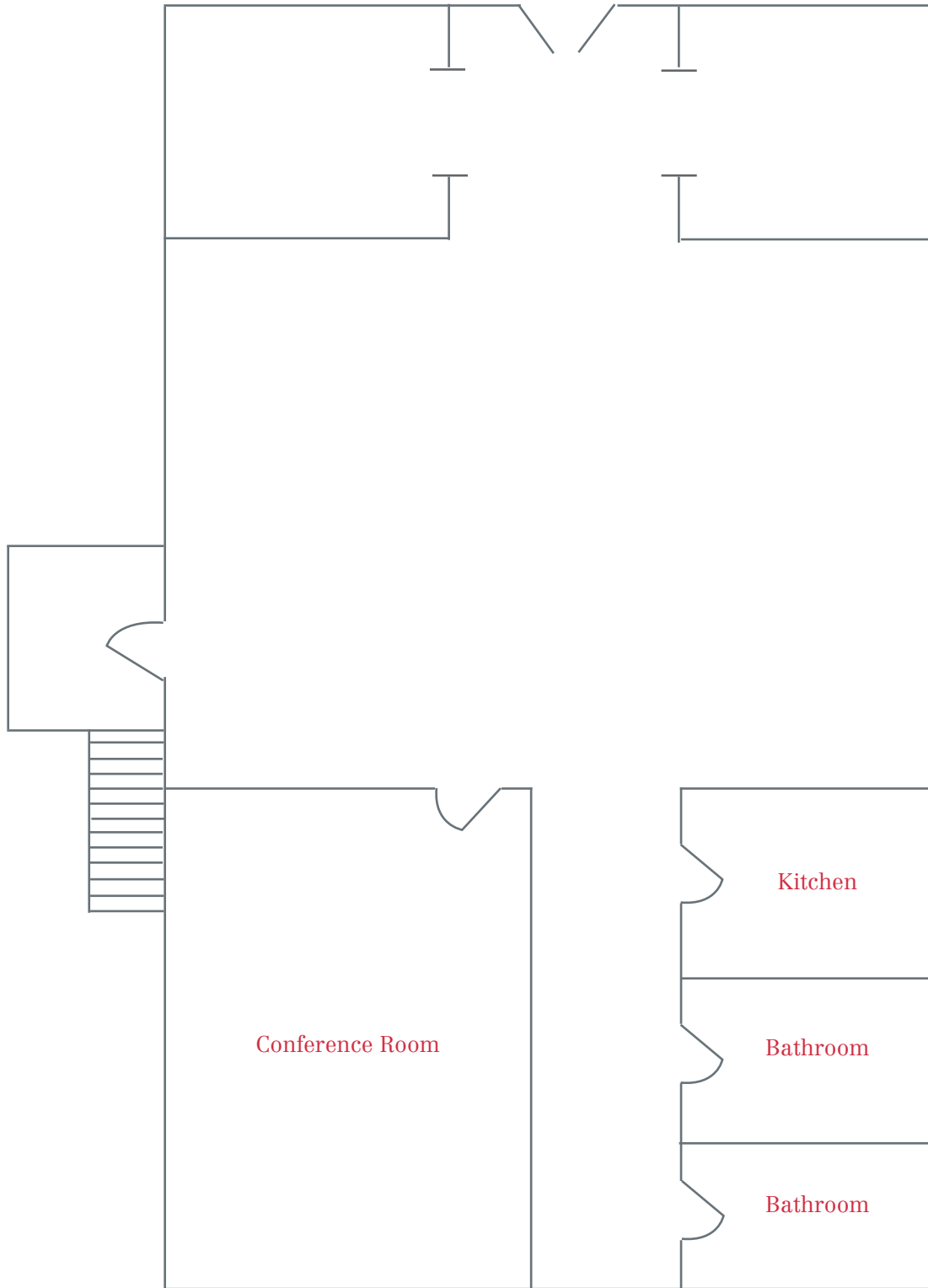


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Central Avenue

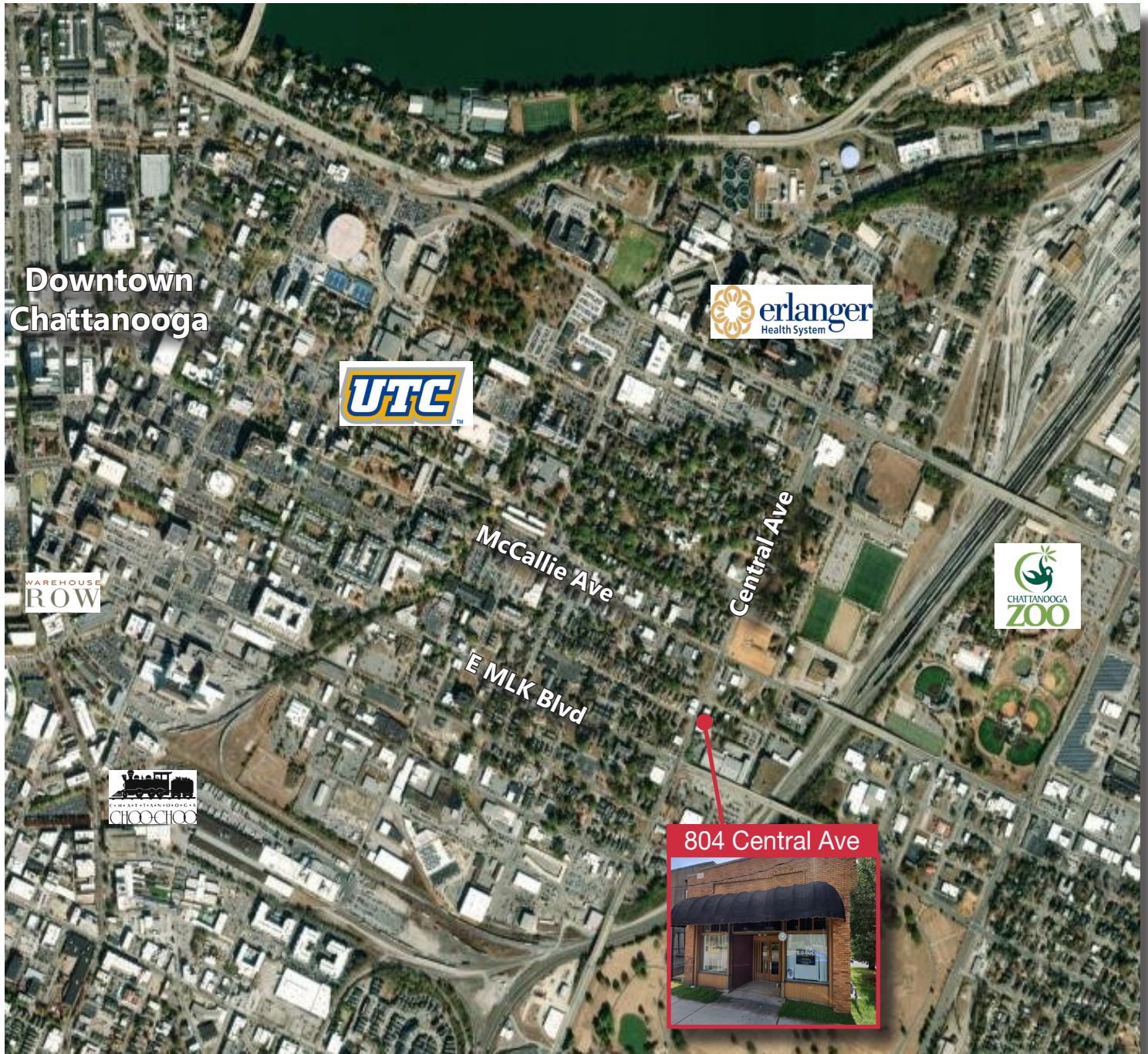
Not to scale



Parking Lot

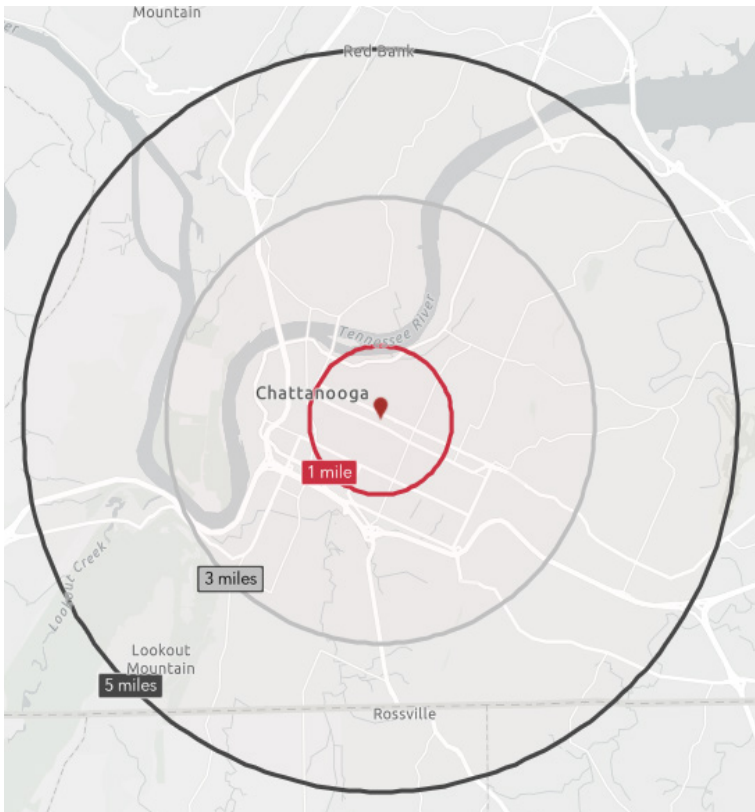






TRAFFIC COUNTS | 2024

Central Avenue	10,694 VPD
McCallie Avenue	12,715 VPD
MLK Boulevard	11,455 VPD



KEY FACTS - 5 MILES

132,035

Population

35.8

Median Age



\$57,959

Median Household
Income



\$37,695

Per Capita Income



\$85,931

Median Net Worth

Population	3 mile	5 mile
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2024 Population	62,220	132,035
2029 Population	65,742	135,51
Median Age	33.7	35.8

Household	3 mile	5 mile
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2024 Households	26,489	56,668
Average Household Income	\$88,413	\$87,726