



**RETAIL SPACE
FOR LEASE**



MODERN NORTSHORE DEVELOPMENT

Highly Visible Retail for Lease

AVAILABLE SPACE: 7,500 SF

306 Cherokee Blvd | Chattanooga, TN



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

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kelly.fitzgerald@svn.com

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LISTING HIGHLIGHTS

- 7,500 rentable sq ft available on the first floor of a new building with excellent frontage
- Downtown's busiest retail hub with abundant parking
- Located on Cherokee Blvd: 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

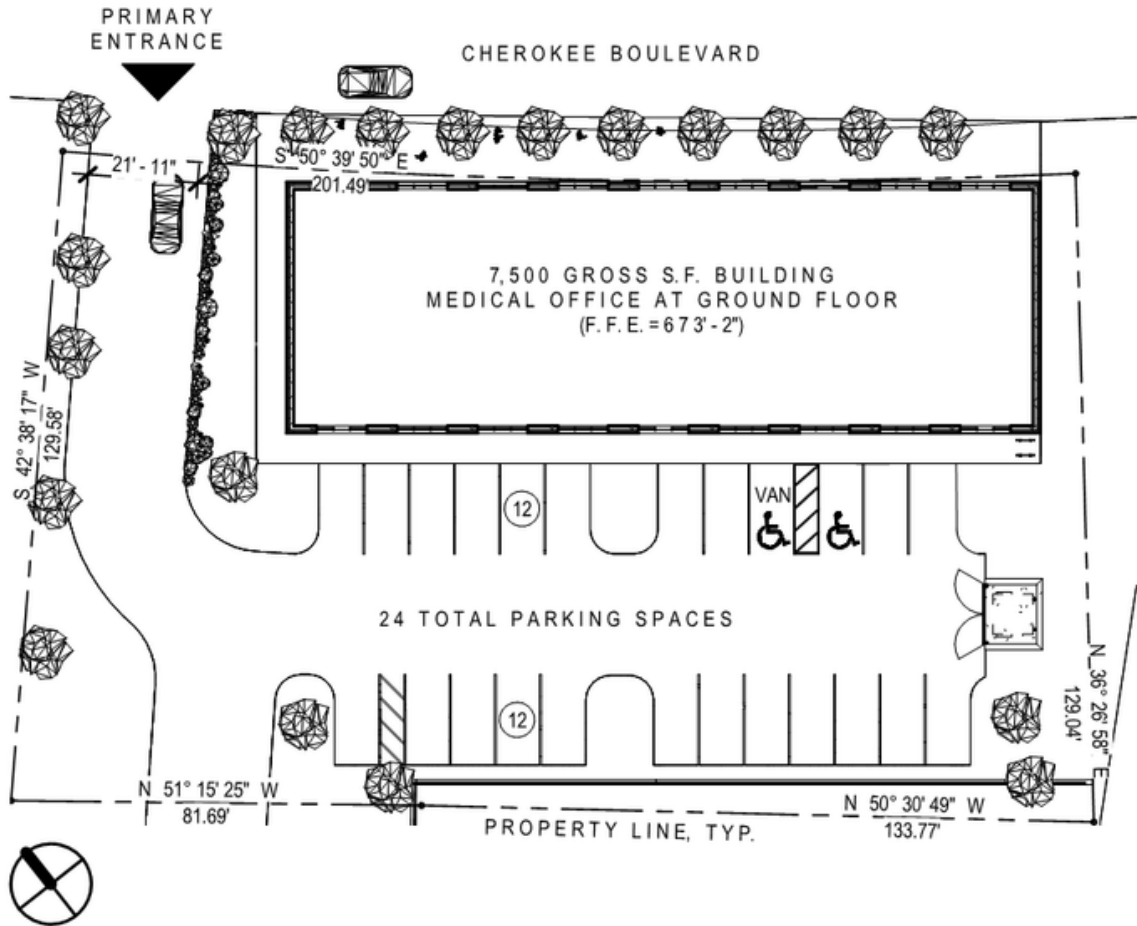


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SITE PLAN



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2010 Population	5,148	37,030	101,013
2022 Population	7,623	48,760	116,361
Median Age	39.1	36.2	37.2

Households	1 Mile	3 Mile	5 Mile
2022 Households	3,563	21,512	48,860
2027 Projected Households	3,931	23,504	52,303
Average Household Income	\$93,422	\$74,502	\$69,037



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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
Vice President of Commercial Brokerage

615.714.6378

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Kelly had an interest in real estate and development starting at an early age which led her to pursue a dual degree in Architecture and Interior Architecture from Auburn University. Her architectural background gives her a skillset that is unmatched in the commercial real estate industry. She is passionate about helping people find the right real estate to fit their needs, with a focus in retail, restaurants and office space.

