



FOR LEASE

# 14 Pryor Dr

14 Pryor Dr,  
Chattanooga, TN 37421

## JOHN TUGMAN

VP V Brokerage/ Principal Broker  
423.486.4446  
jtugman@risepartners.net



**RISE**  
PARTNERS®



### PROPERTY DESCRIPTION

Introducing 14 Pryor Dr, a prime commercial property offering a blend of functionality and convenience. Boasting an impressive 18-22 foot clear height, this space includes 1,500 sq. ft. of office area, a convenient dock high door, and a drive-in door for seamless logistics. With ample employee parking, the property is designed to accommodate diverse business needs. This well-maintained and versatile space provides an ideal foundation for businesses looking to thrive in Chattanooga, TN. Whether for manufacturing, distribution, or other commercial operations, 14 Pryor Dr offers a strategic location and essential features to support your success.

### PROPERTY HIGHLIGHTS

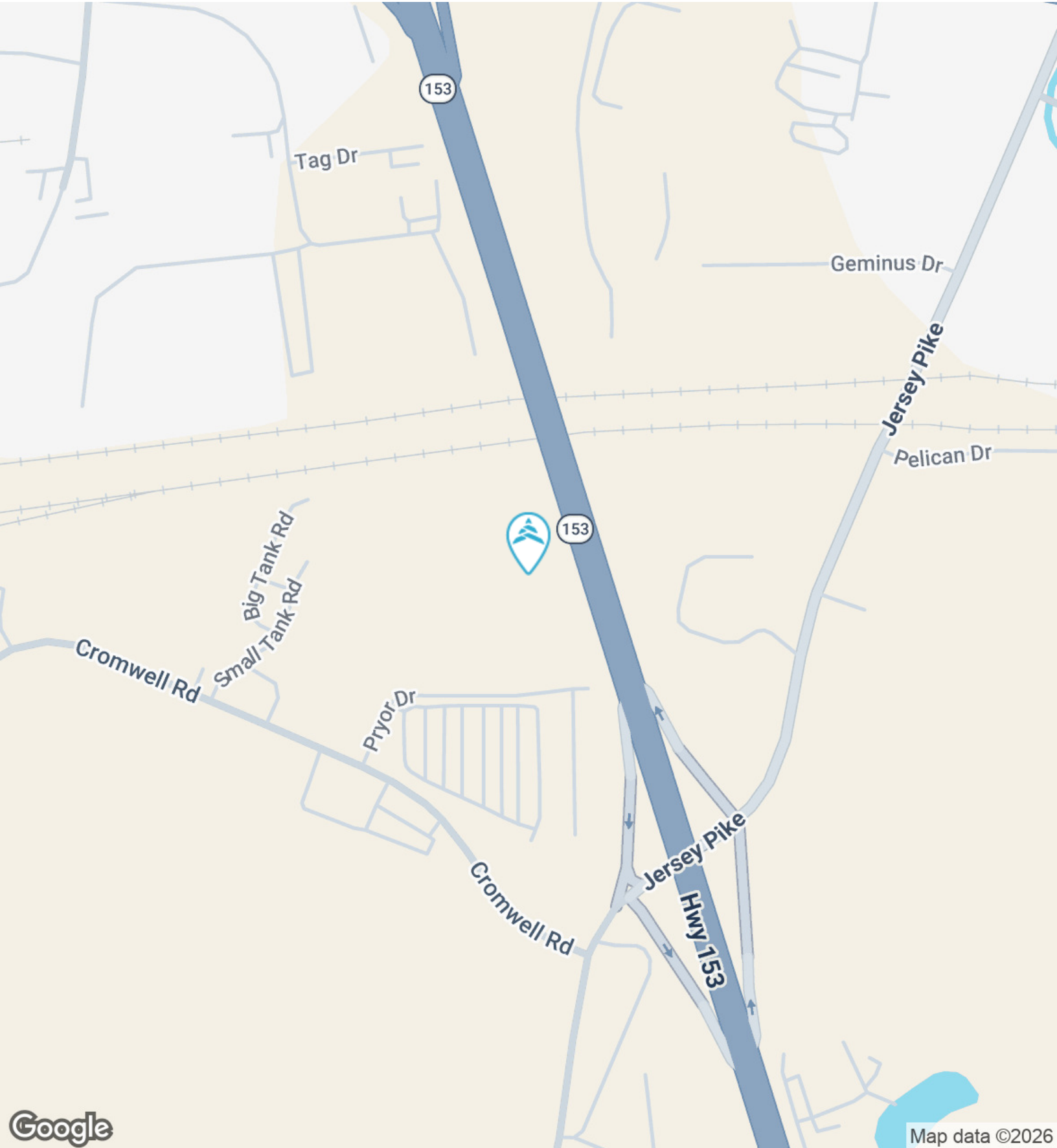
- - 18-22 Clear Height
- - 1,500 sq. ft. of office space
- - Convenient dock high door
- - Drive-in door access
- - Ample parking for employees
- - Suite 414 is fully conditioned
- =Can combine two suites for 12,00 sq. ft.

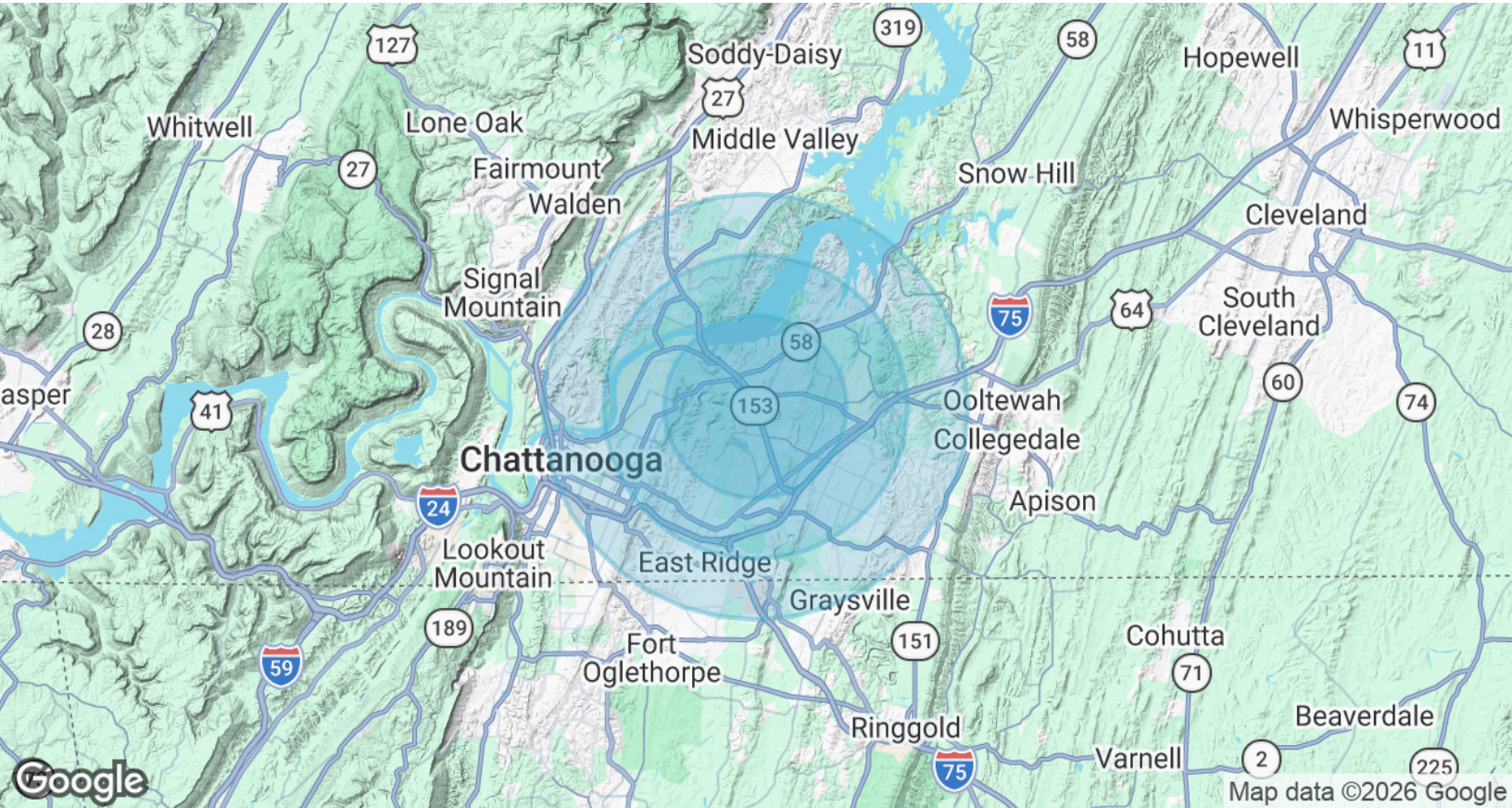
### OFFERING SUMMARY

Lease Rate:	\$14 - 14.50 SF/yr (NNN)
Number of Units:	4
Available SF:	4,050 - 8,200 SF
Lot Size:	208,923 SF
Building Size:	93,600 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	13,579	41,552	99,552
Total Population	31,237	97,947	238,879
Average HH Income	\$65,789	\$77,320	\$90,876







**POPULATION**

**3 MILES**

**5 MILES**

**7 MILES**

Total Population	31,237	97,947	238,879
Average Age	42	42	41
Average Age (Male)	40	40	39
Average Age (Female)	44	43	42

**HOUSEHOLDS & INCOME**

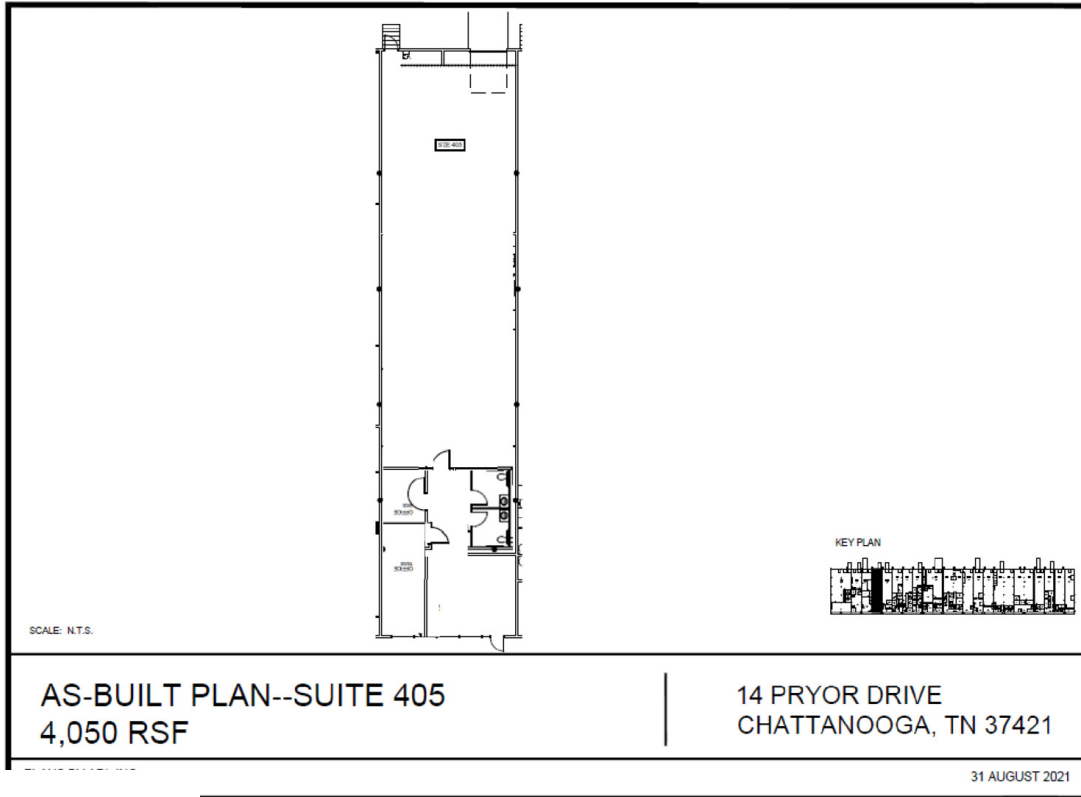
**3 MILES**

**5 MILES**

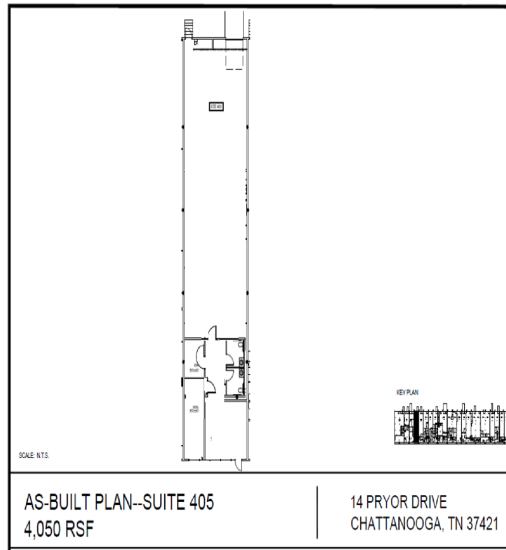
**7 MILES**

Total Households	13,579	41,552	99,552
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$65,789	\$77,320	\$90,876
Average House Value	\$248,954	\$314,177	\$339,448

2020 American Community Survey (ACS)


**LEGEND**
**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,050 - 8,200 SF	Lease Rate:	\$14 - \$14.50 SF/yr

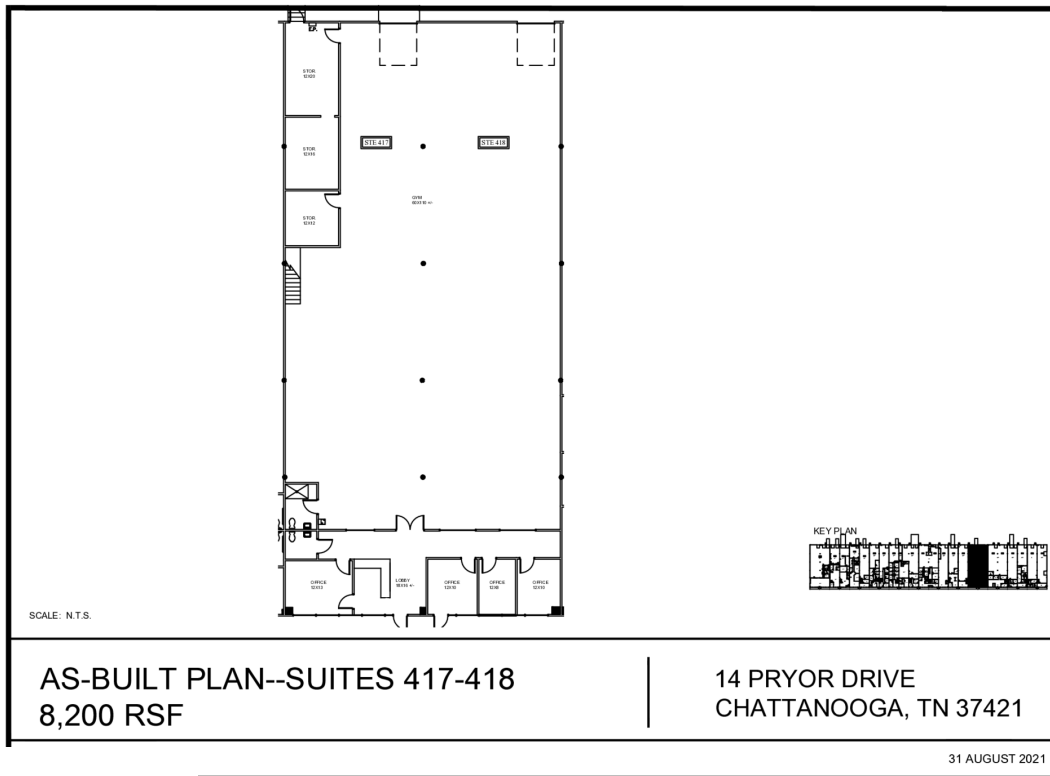


## LEGEND

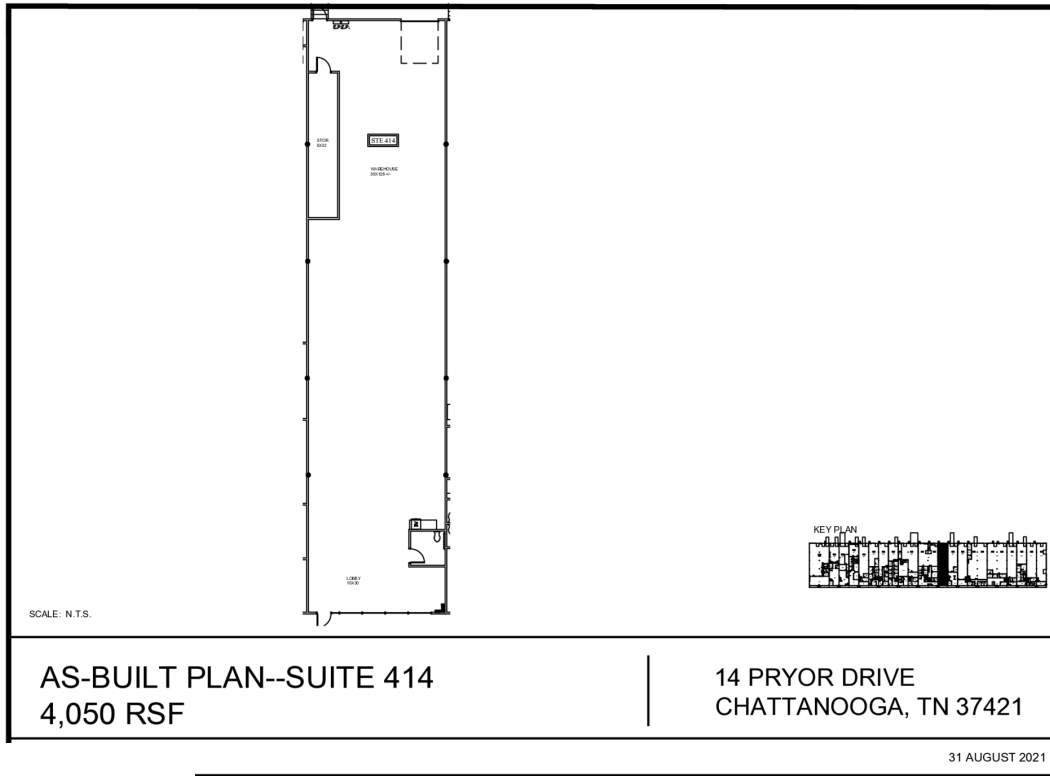
---

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,050 - 8,200 SF	Lease Rate:	\$14 - \$14.50 SF/yr


**LEGEND**
**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,050 - 8,200 SF	Lease Rate:	\$14 - \$14.50 SF/yr


**LEGEND**
**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,050 - 8,200 SF	Lease Rate:	\$14 - \$14.50 SF/yr