



PREMIUM RETAIL/OFFICE OPPORTUNITY: FOR LEASE

5948 Brainerd Rd | Chattanooga, TN 37421



SVN | Second Story Real Estate Management

Nick Petras

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AVAILABILITY

SVN | SECOND STORY REAL ESTATE MANAGEMENT

FOR LEASE/SALE

Space Available:	2,300 SF
Lease Type:	Gross
Lease Term:	Negotiable
Rate:	\$15-\$17 SF/YR

HIGHLIGHTS

- $\pm$ 4,700 SF building
- Lot Size: $\pm$ 0.34 AC
- Excellent visibility along Brainerd Rd (Traffic Count: 36,490 AADT)
- Ample on-site parking
- Convenient access to I-24 & I-75



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EXECUTIVE SUMMARY

A rare opportunity to lease or purchase a recently renovated commercial building in a high-traffic, signalized location in the heart of Chattanooga. This property offers exceptional visibility, strong area demographics, and a premier C2 zoning classification, making it ideal for a wide range of uses including **Retail, Traditional Office, Medical Office, or Coworking** space.

Location & Visibility

- **Prime Location:** Situated at a major, three-way signalized intersection, providing maximum exposure to daily traffic flow.
- **Exceptional Frontage:** Excellent road frontage on Brainerd Road (a key Chattanooga artery).
- **National Neighboring Tenants:** Surrounded by a dense concentration of popular national and regional establishments, including **Walmart, ALDI's, Chick-Fil-A, Starbucks, Hooters**, and more, driving consistent customer traffic to the area.
- **Accessibility:** Conveniently located on a major city bus line and offers superb ingress/egress and ample parking.

Property Features

- **Available Space:** Up to **2,300 contiguous square feet** (Suites B & C - Anchor Space).
- **Building Status:** Recently renovated in **2022** with significant capital improvements, including a **new roof, new HVAC systems, and an updated EIFS façade**, ensuring a modern and turn-key space for any tenant or owner.
- **Signage:** Benefit from prominent, highly visible **pylon signage** directly on Brainerd Road.
- **Layout:** The interior space is highly functional and currently features two restrooms (RRs), storage rooms, and a dedicated office area.



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INTERIOR PHOTOS



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PROPERTY PHOTOS



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AERIAL



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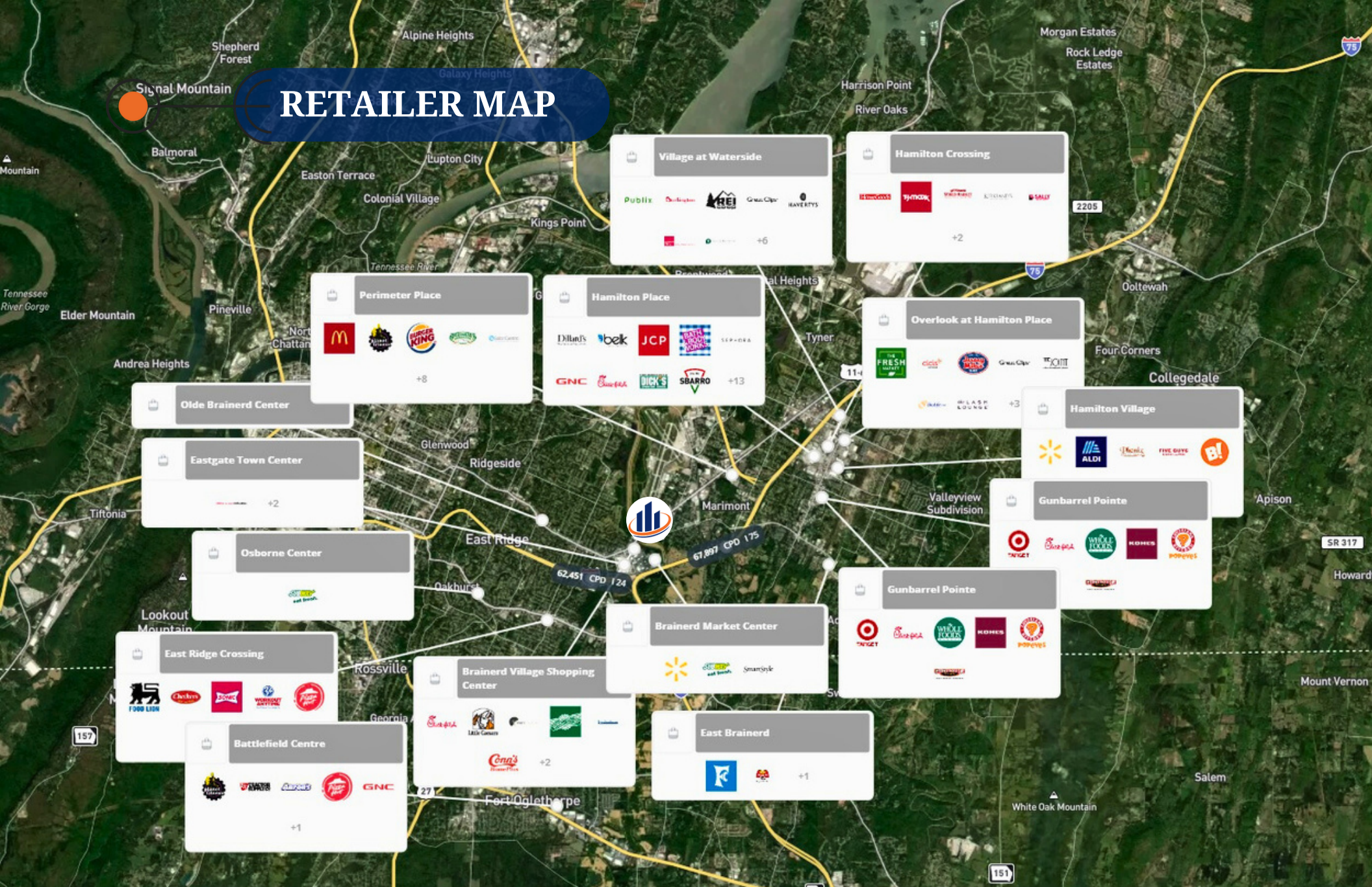
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RETAILER MAP



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DEMOGRAPHICS

POPULATION

	3 MILES	5 MILES	10 MILES
2020	53,269	144,034	341,900
2024	53,647	149,494	356,363
2029 Projected	56,878	158,843	378,489
Median Age	39.5	39.1	39.3

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020	23,379	59,573	140,300
2024	23,469	61,590	146,815
2029 Projection	24,911	65,502	156,306

INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020 Average Household	\$63,942	\$66,535	\$77,133
2024 Average Household	\$66,508	\$69,668	\$80,637
2029 Projected Household	\$67,572	\$70,870	\$81,710



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BROKER

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, Nick prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.



Nick Petras
Commercial Advisor

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