



RETAIL PROPERTY FOR LEASE

ST. ELMO CENTRAL

3801 Tennessee Avenue, Chattanooga, TN 37409

KEVIN TRUJILLO

615.544.4529

ktrujillo@bsmproperties.com

BRAD ALTUM

615.627.3974

baltum@bsmproperties.com

3011 Armory Dr, Suite 120, Nashville, TN 37204 • 615.373.9511 • bsmproperties.com

**Baker Storey McDonald
Properties**

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3801 Tennessee Avenue, Chattanooga, TN 37409



PROPERTY DESCRIPTION

Located in Chattanooga's historic St. Elmo neighborhood, 3801 Tennessee Avenue sits at the base of Lookout Mountain and serves as the community's primary retail hub.

PROPERTY HIGHLIGHTS

- Located in near affluent Lookout Mountain community with over \$98,000 per household
- Located nearby Chattanooga Christian School (1,400+ students)
- Less than 0.5 miles to I-24 and less than 2 miles to Downtown Chattanooga
- Potential 44,984 SF space coming available under a Do Not Disturb



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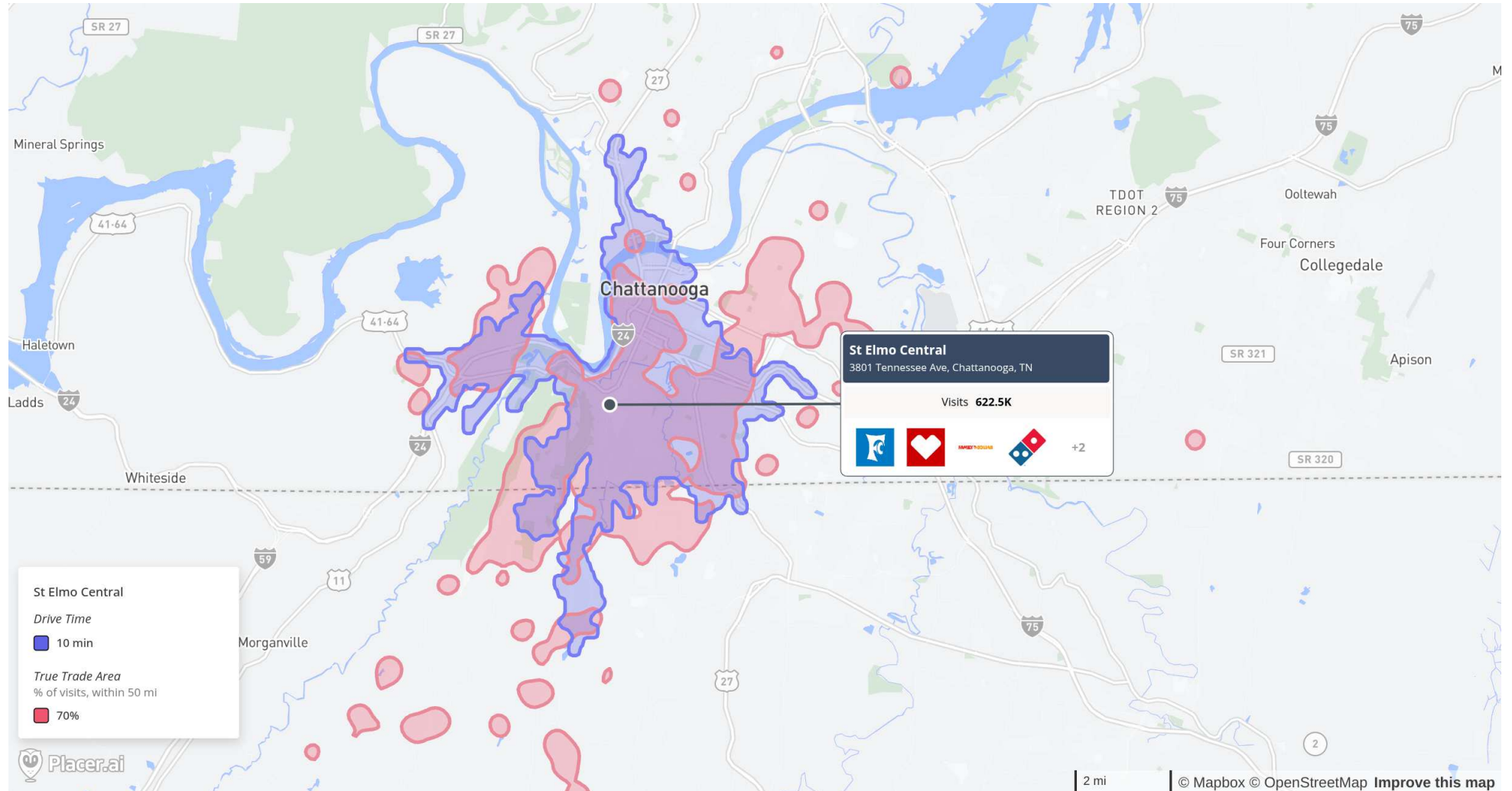


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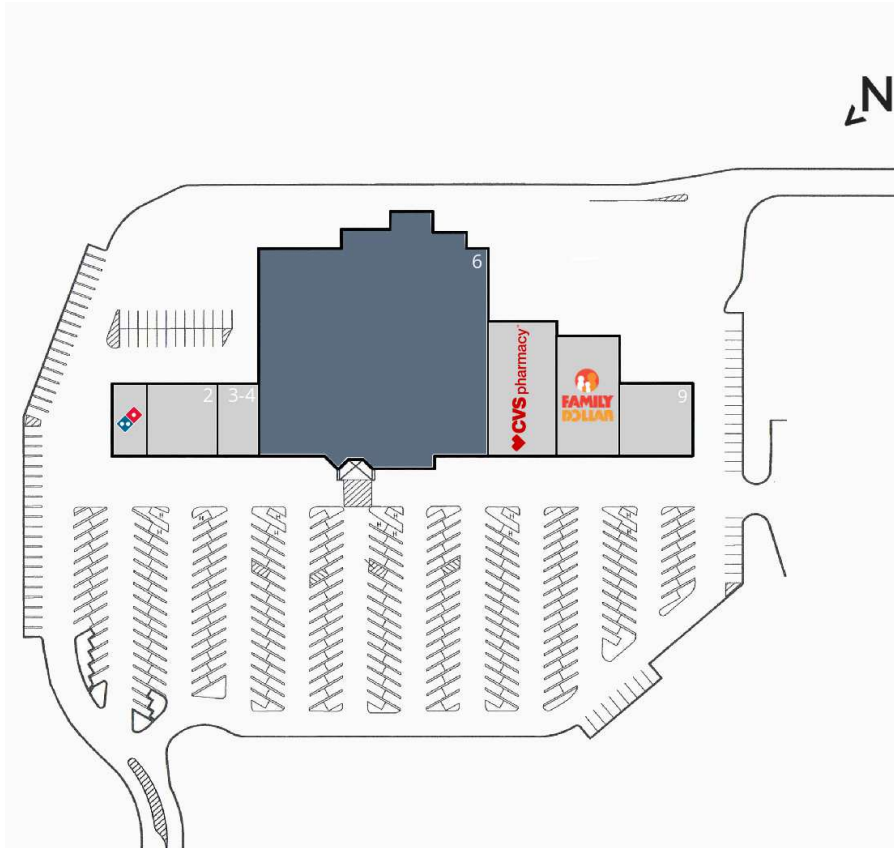


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AVAILABLE SPACES

SUITE	TENANT	SIZE
1	Domino's Pizza	1,637 SF
2	Erlanger Health Systems	6,028 SF
3-4	Check Into Cash	2,100 SF
6	Available	44,984 SF
7	CVS/Pharmacy	8,450 SF
8	Family Dollar #2645	9,450 SF
9	Fabric Care Laundry	2,350 SF

LEGEND

Available

Unavailable

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,122	41,778	104,311
Average Age	37	36	39
Average Age (Male)	35	36	38
Average Age (Female)	39	37	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,736	16,881	43,221
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$55,287	\$76,180	\$79,919
Average House Value	\$243,439	\$360,123	\$336,840

Demographics data derived from AlphaMap

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