



HIGHLY VISIBLE REDEVELOPMENT OPPORTUNITY

1542 Dodds Ave | Chattanooga, TN 37404



SVN | Second Story Real Estate Management

Brian Chadwick

Office: (423) 682-8241

Cell: (423) 240-3290

brian.chadwick@svn.com



EXECUTIVE SUMMARY

PRIME LOCATION: 1542 Dodds Ave, Chattanooga, TN 37404 (Dodds Place/Ridgedale area)

PRICE: \$ 995,000

Unlock a prime investment opportunity with this 16,965 SF property in Chattanooga's dynamic Southside district. Featuring 150 feet of frontage on a 0.74-acre parcel, this site offers exceptional flexibility for redevelopment. Strategically positioned directly across from the rapidly expanding 40-acre Mill Town mixed-use project, it provides immediate access to one of the city's most promising growth corridors—ideal for developers seeking strong market momentum and long-term value.

PROPERTY HIGHLIGHTS

- **16,965 SF Building:** A historic, 3-story structure (built in 1910) offering a large footprint for conversion into loft apartments, creative office space, an event venue, or an educational facility.
- **Prime Connectivity:** Highly accessible location with direct routes to **I-24**, ensuring an effortless commute for employees and quick access to downtown Chattanooga and major employers.



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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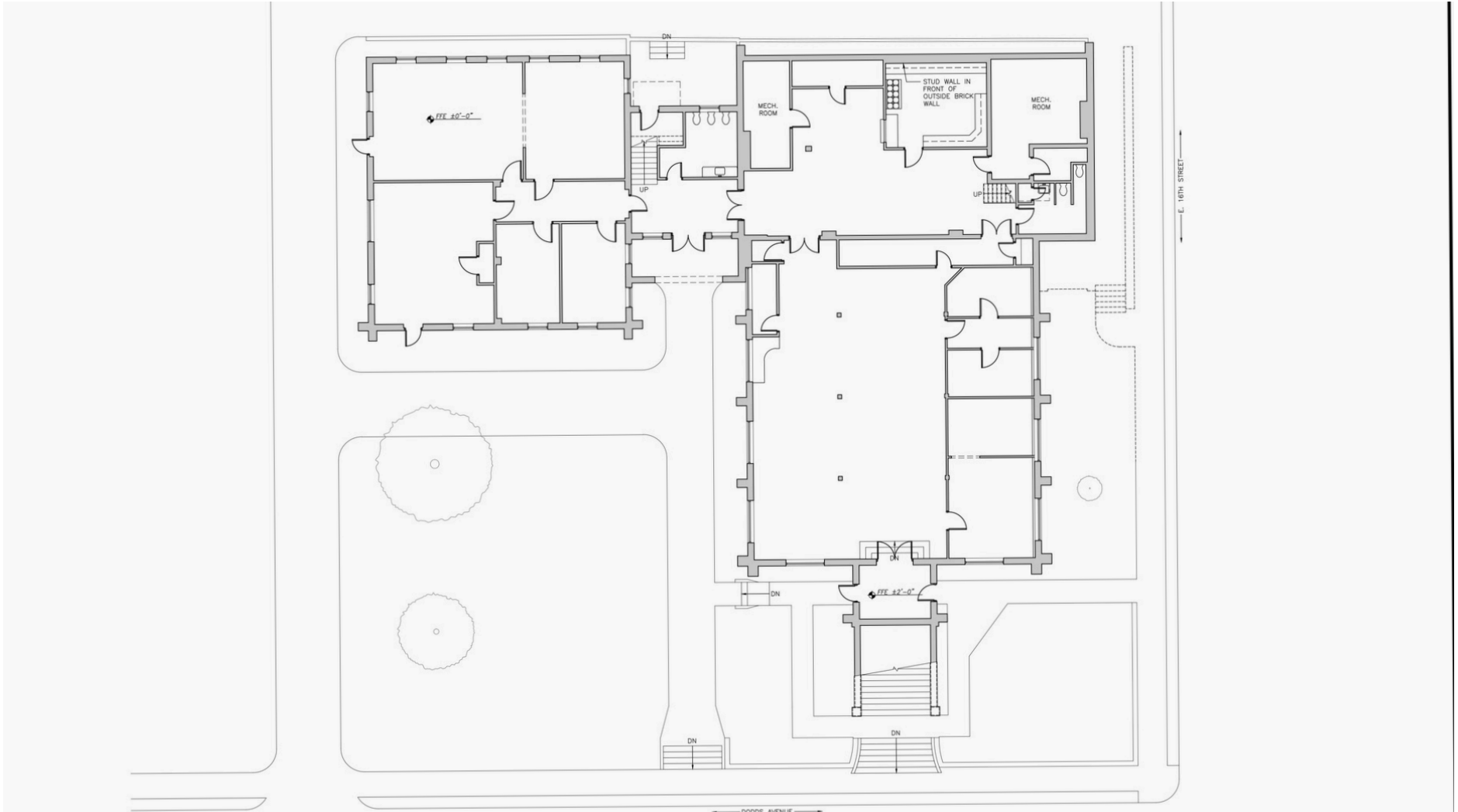
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FLOOR PLAN - 1ST FLOOR



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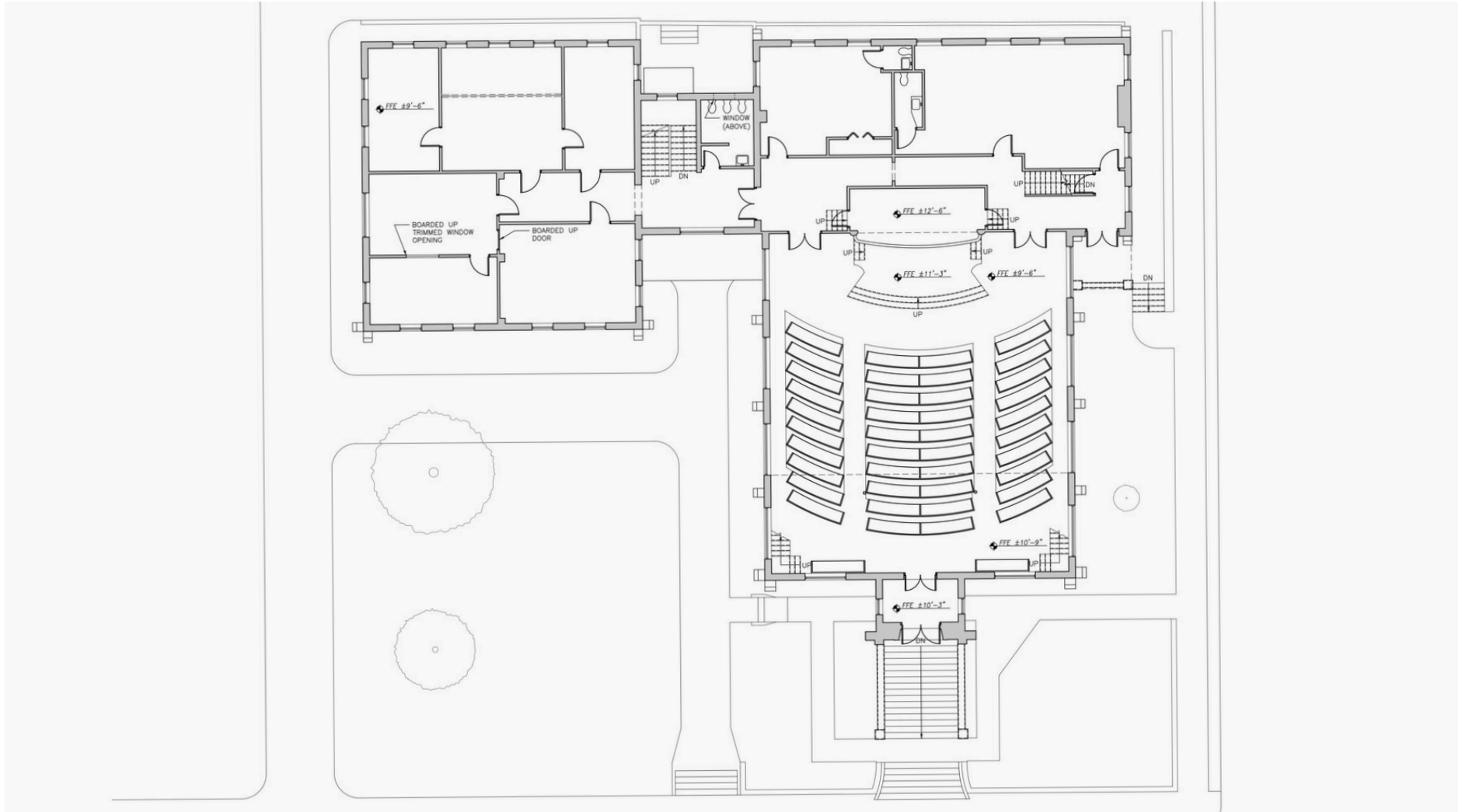
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FLOOR PLAN - 2ND FLOOR



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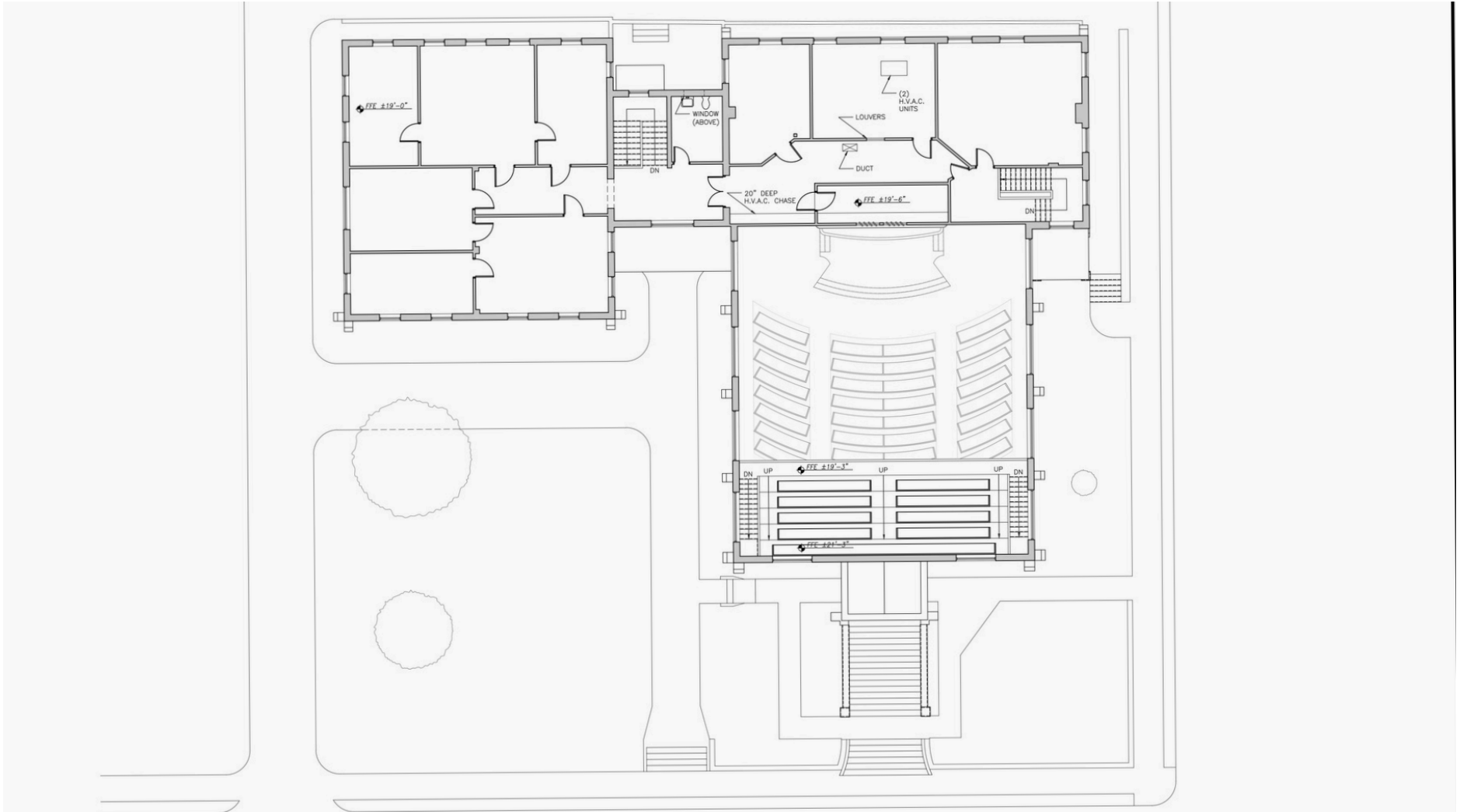
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FLOOR PLAN - 3RD FLOOR



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SITE AERIAL



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SITE AERIAL



Eastside
Elementary
School



MILL  TOWN



Highland
Apartments

AADT = 17,156

DOLLAR GENERAL



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020	10,386	75,534	137,739
2024	11,663	82,713	147,900
2029 Projected	12,689	89,316	158,292
Median Age	33.8	35.6	37.3

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,883	30,389	57,804
2024	4,338	33,513	62,493
2029 Projection	4,719	36,297	67,089

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Average Household	\$53,573	\$59,527	\$63,172
2024 Average Household	\$55,767	\$63,343	\$66,570
2029 Projected Household	\$57,015	\$64,549	\$67,531



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BROKER

Brian has been in the commercial real estate industry for over 25 years specializing in the acquisition, disposition, and financing of shopping centers and office buildings nationwide. With his prior experience as the Director of Finance and Dispositions for a publicly traded REIT, he was responsible for over \$2 billion in property sales and loans. Because of his real estate finance background, Brian has vast experience in underwriting, marketing, negotiating, and closing large-scale deals. He currently serves as the Chairman of the SVN National Retail Council, where he provides leadership and strategic insight to advisors across the country.



Brian Chadwick
Director - Retail
SVN National Retail Council
Chair



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secondstory.properties



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BRIAN.CHADWICK@SVN.COM

800 MARKET ST STE 207, CHATTANOOGA, TN 37402

WWW.SECONDSTORY.PROPERTIES

[423-682-8241](tel:423-682-8241)