

FOR LEASE



147 N Market St | Chattanooga, TN 37405

OFFICE SPACE | 4,000 SF

SVN | Second Story Real Estate Management

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LEASING DETAILS

2nd Floor

- **Available SF:** 4,000 SF

PROPERTY SUMMARY

This space is conveniently located in the NorthShore, Chattanooga's most sought-after community. NorthShore is home to boutiques, restaurants, coffeehouses, galleries, salons + day spas and offer the best in local dining, shopping + living. With the Walnut Street Pedestrian Bridge at its backdoor, the space is in walking distance to Coolidge Park, the Tennessee Aquarium and Ross's Landing Park, which hosts numerous concert series including the renowned Riverbend Music Festival + 3 Sisters Bluegrass. Enjoy the convenience of being within walking distance of local dining like Taco Mamacita, Fiamma Pizza Co, Frazier Five & Dime and Cashew. Located 1.5 miles from the Chattanooga Convention Center, you're steps away from all the action Chattanooga has to offer.

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HIGHLIGHTS

- Located in the most dense downtown retail corridor on Chattanooga's north shore
- Rare amenity of on-site parking
- Building to be renovated for new users
- AADT: 11,503 on Market St; 14,817 on Frazier/Cherokee Blvd
- 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, F45, Milk and Honey, Taco Mamacita, Summit Physical Therapy, Town and Country Barber

INTERIOR PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



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POPULATION

	1 MILE	3 MILES	5 MILES
2020	7,481	43,884	107,286
2025	8,645	49,976	119,116
2030 Projected	9,241	53,281	126,407
Median Age	37.3	35.6	37

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	3,626	20,266	46,334
2025	4,252	23,316	51,676
2030 Projected	4,563	24,944	54,975

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2025 Average Household	\$119,001	\$96,187	\$87,678
2030 Projected Household	\$121,116	\$98,332	\$89,705



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



Kelly Fitzgerald is SVP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$135 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.

Bianca Pichardo brings extensive knowledge in retail assets and is a dedicated partner to her clients. With a passion for connecting people with spaces that inspire innovation and growth, she has carved a niche as a trusted advisor in the industry. Her approach is rooted in personalized service, where every client's vision is transformed into reality through strategic planning, meticulous market analysis, and expert negotiation. Specializing in commercial sales, leasing, and investment properties, she offers a seamless experience tailored to your unique needs.



Kelly Fitzgerald
Senior Vice President of
Commercial Brokerage



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