

Medical/Office Space Available For Lease

1511 Gunbarrel Road, Suites 111 & 115 Chattanooga, TN 37421



Property Description

Exceptional leasing opportunity in Chattanooga's highly sought-after Gunbarrel Road corridor. Suite 111 ($\pm 4,488$ SF) and Suite 115 ($\pm 2,522$ SF) are available individually or may be combined to create up to $\pm 7,010$ SF, offering flexibility for a variety of office, medical, retail, or service-oriented users.

Currently configured with multiple exam rooms, reception areas, waiting rooms, private offices, and support spaces, the suites provide a functional layout that can be readily adapted to meet the needs of healthcare providers or professional office users, wellness operators, . The existing improvements offer a move-in-ready opportunity while providing the flexibility to customize the space to suit specific business requirements.

Property Highlights

- Suite 111: $\pm 4,488$ SF
- Suite 115: $\pm 2,522$ SF
- Lease Rate: \$23.00
- Combined Opportunity: Up to $\pm 7,010$ SF
- Suites Available Individually or Combined
- Existing Build-Out with Reception & Waiting Areas
- Multiple Private Offices / Exam Rooms

Offering Summary

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	2,522 - 7,010 SF
Building Size:	12,050 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,227	19,796	47,475
Total Population	7,146	44,939	112,804
Average HH Income	\$83,806	\$99,032	\$93,723

Market Aerial

1511 Gunbarrel Road, Suites 111 & 115 Chattanooga, TN 37421



David Melton

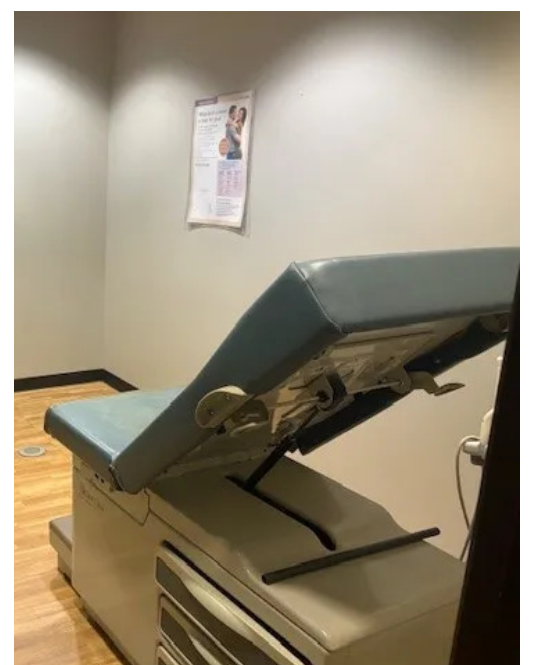
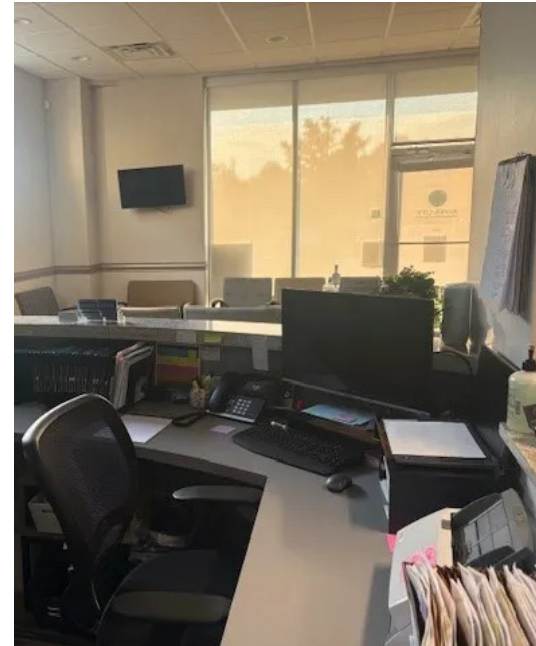
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Additional Photos

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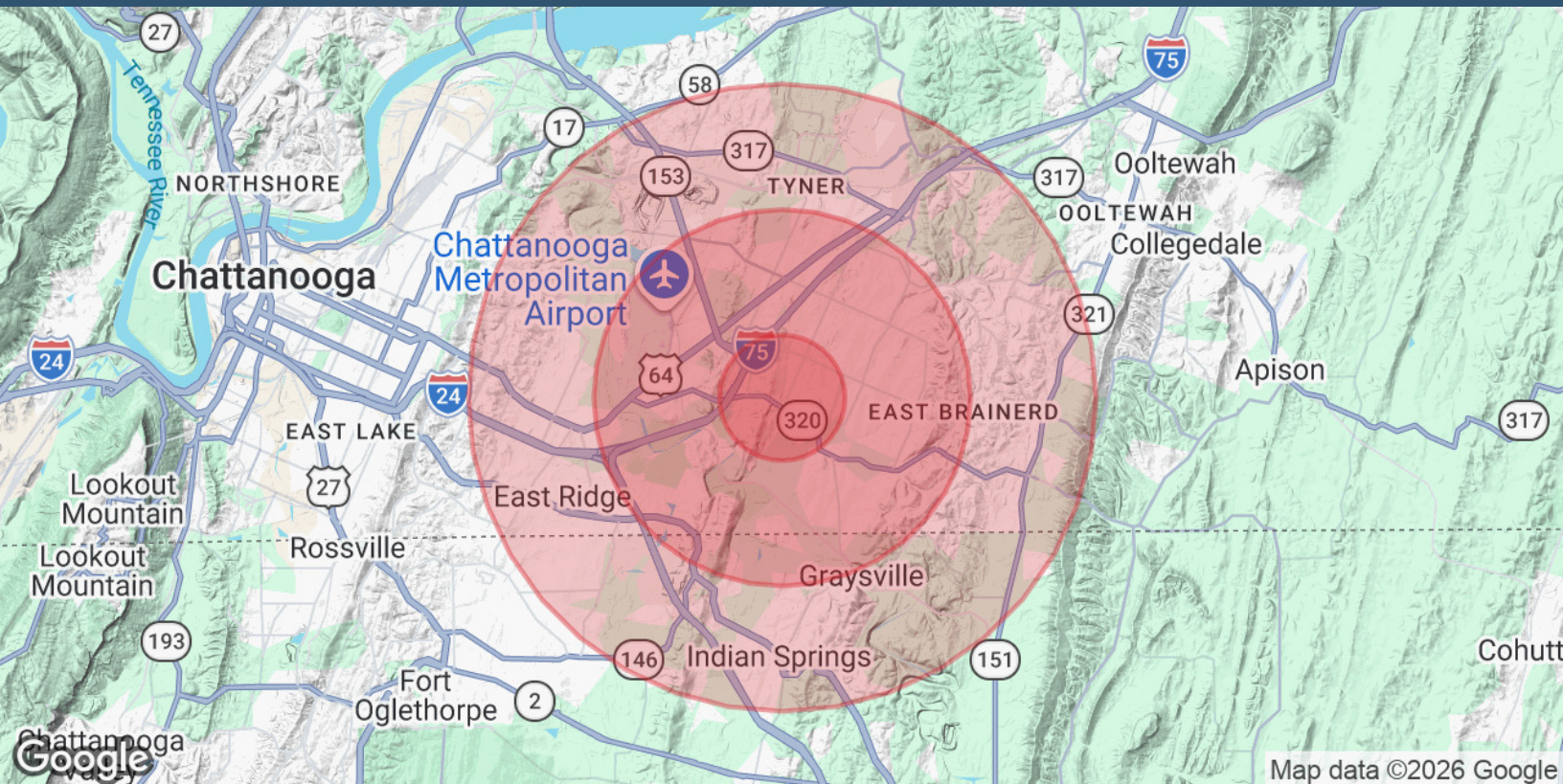
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Demographics

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,146	44,939	112,804
Average Age	32.6	40.3	41.6
Average Age (Male)	29.3	38.6	39.5
Average Age (Female)	37.3	42.5	43.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,227	19,796	47,475
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$83,806	\$99,032	\$93,723
Average House Value	\$290,597	\$331,634	\$292,515

2023 American Community Survey (ACS)

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