



LOOKOUT VALLEY RETAIL/OFFICE SPACE | FOR SALE

2502 Cummings Hwy | Chattanooga, TN 37419



SVN | Second Story Real Estate Management

Chandler Hale

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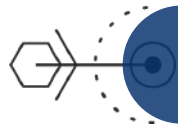
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Nick Petras

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SALE HIGHLIGHTS

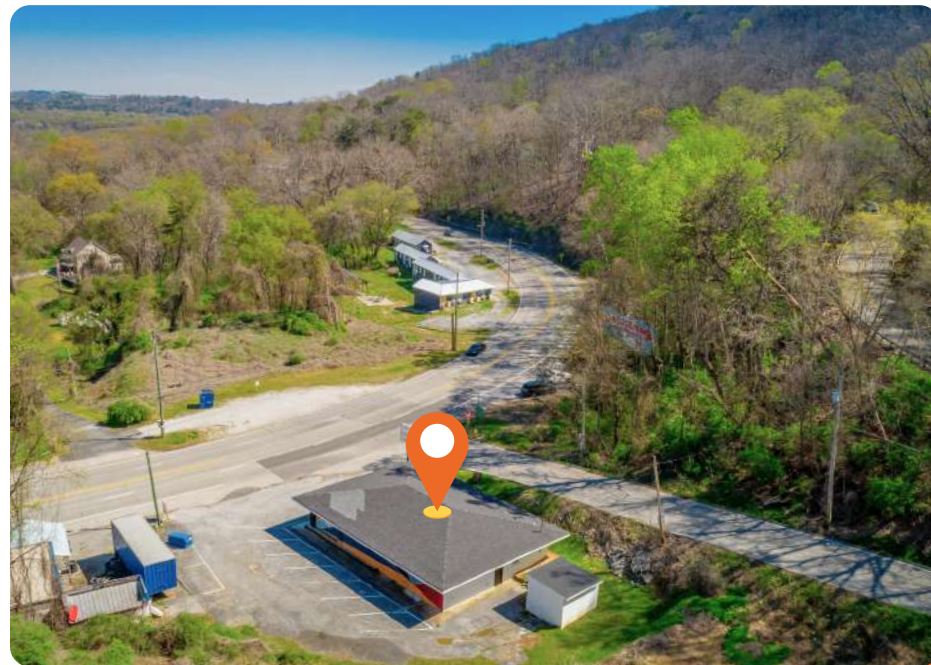
Offering Price: \$795,000
Building Size: ±2,669 SF
Lot Size: ±0.35 AC

HIGHLIGHTS

- **Unbeatable Visibility:** Situated directly on Cummings Highway with a prominent pylon sign and high daily traffic counts.
- **Excellent Accessibility:** Ample on-site parking and easy access to I-24, making it a convenient stop for both locals and commuters.
- **Prime Location:** Minutes from major Chattanooga attractions including Ruby Falls, the Incline Railway, and the Tennessee River Gorge.
- **Versatile Space:** The interior layout is well-suited for a variety of uses including retail, professional services, or a boutique showroom.

PROPERTY OVERVIEW

Positioned in the heart of the Lookout Valley retail corridor, this free-standing brick building offers exceptional visibility and a high-traffic location. Perfect for an owner-operator or an investor looking to secure a footprint in a rapidly developing sector of Chattanooga.



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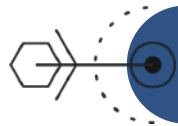
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PROPERTY PHOTOS

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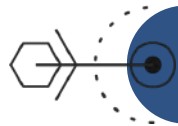
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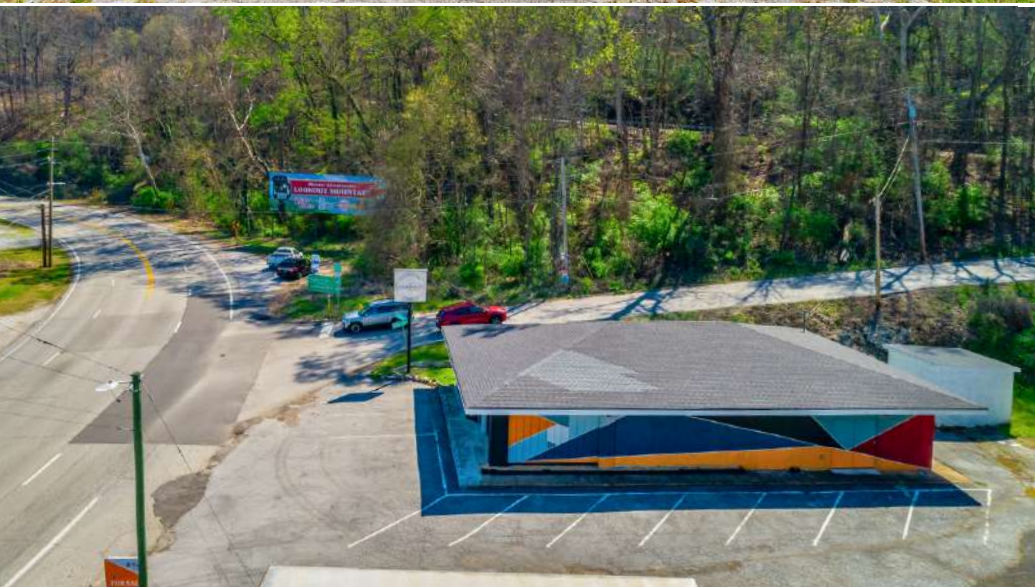
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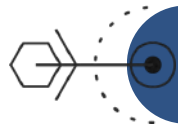
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INTERIOR PHOTOS

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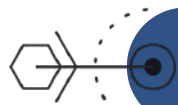
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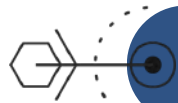
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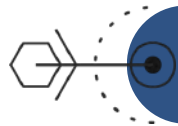
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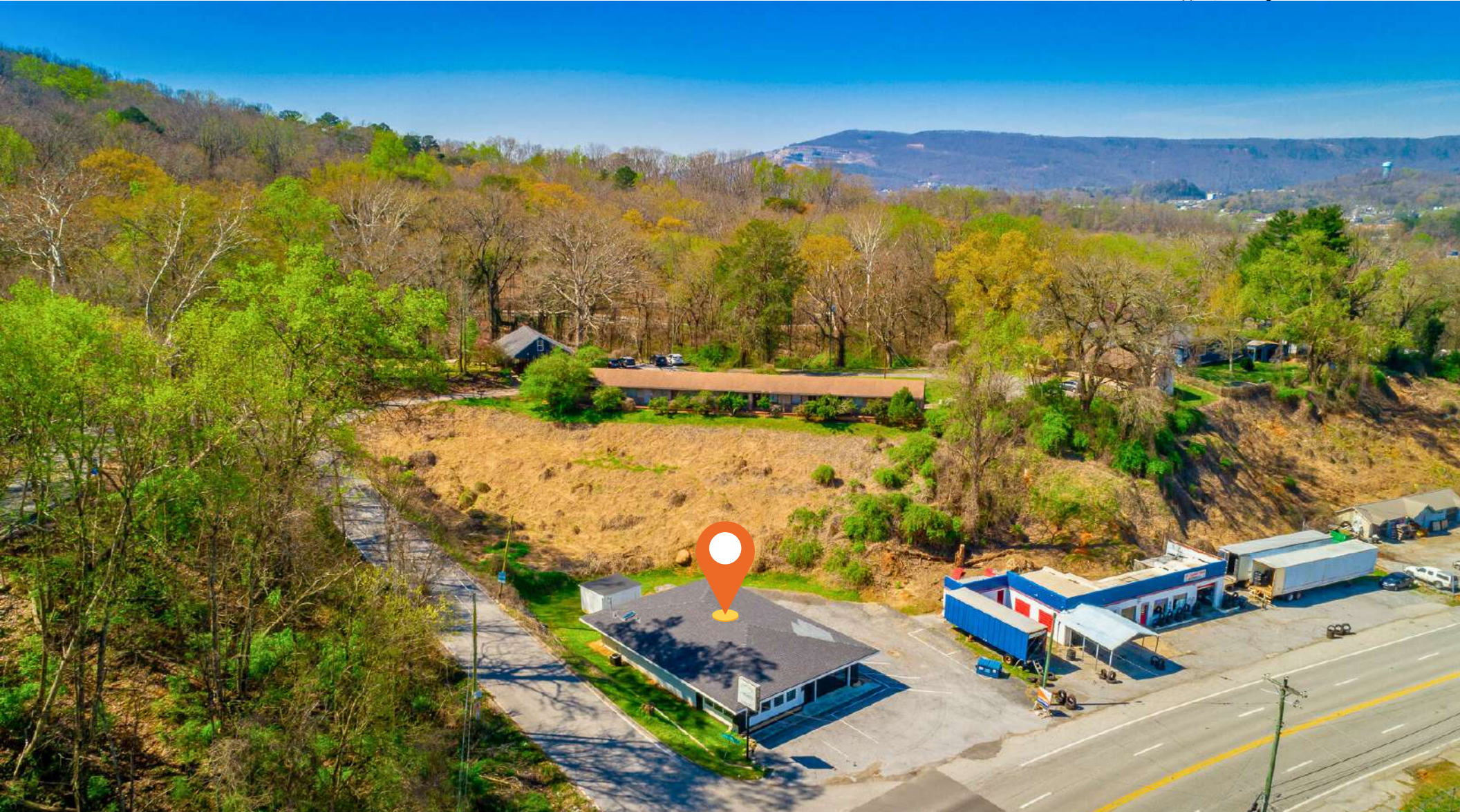
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AERIAL

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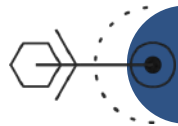
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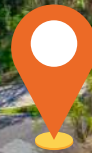


AERIAL

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Downtown
Chattanooga



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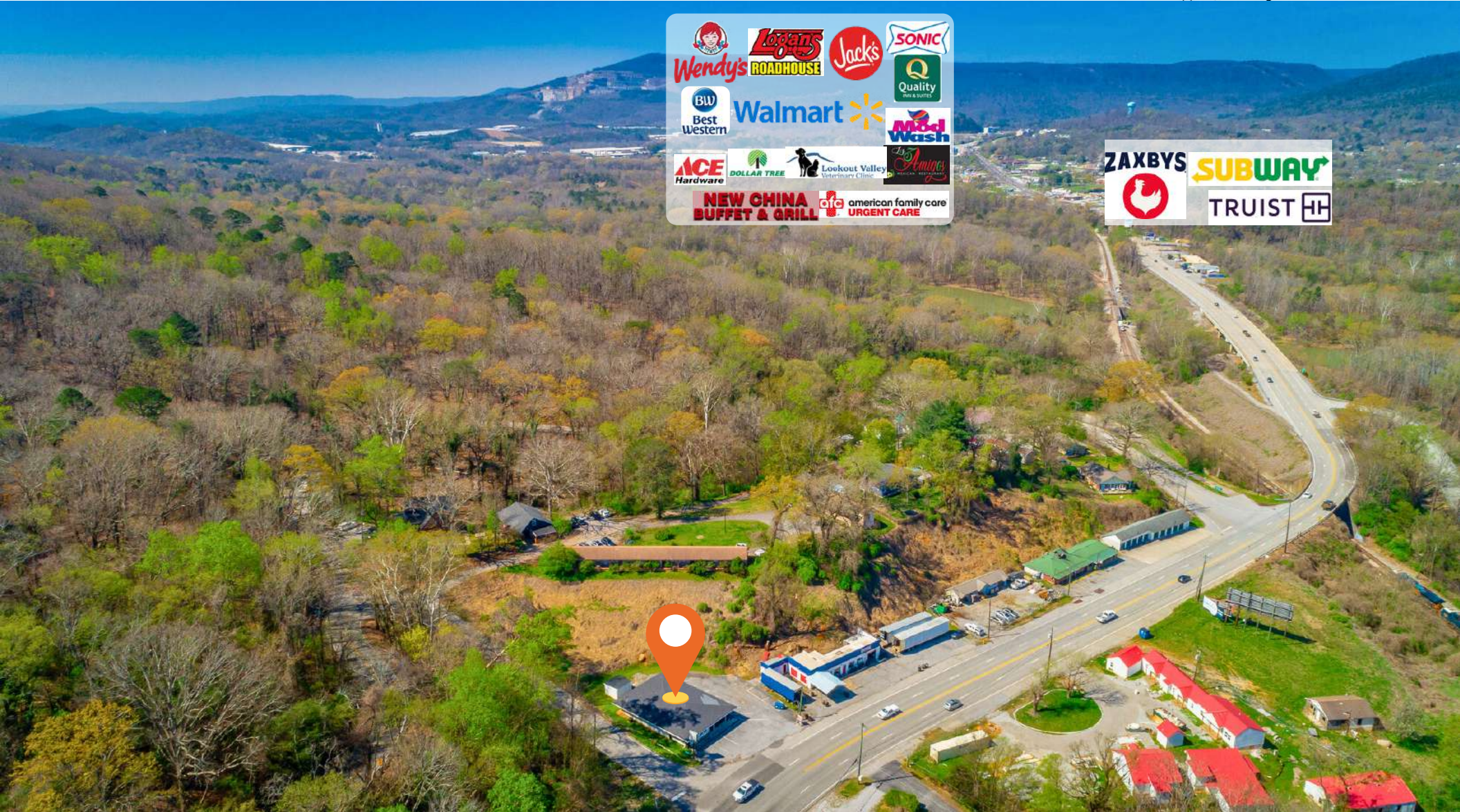
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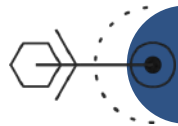
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SITE MAP

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**Downtown
Chattanooga**



2502 Cummings Hwy

Ruby Falls

International Towing
& Recovery Museum

Point Park

Lookout Mountain
Incline Railway



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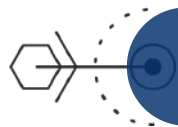
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DEMOGRAPHICS

SVN | SECOND STORY REAL ESTATE MANAGEMENT

POPULATION

	3 MILES	5 MILES	10 MILES
2020 Population	20,436	69,057	224,849
2024 Population	22,921	77,623	239,292
2029 Projected Population	24,351	82,295	250,141
Median Age	40.4	35.8	38.8

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020 Households	9,640	28,557	94,605
2024 Households	10,845	32,473	101,105
2029 Household Projection	11,547	34,554	105,936

INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
Average Household Income 2020	\$77,787	\$72,392	\$69,944
Average Household Income 2024	\$96,272	\$89,830	\$85,038
Projected Average Household Income 2029	\$98,452	\$91,987	\$86,983



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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.



BROKERS

Chandler Hale is a Senior Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.

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.



Chandler Hale
Senior Advisor

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