



Build to Suit  
Space For Lease

# SECOND STORY

COMMERCIAL SPACE AT THE FLEETWOOD BUILDING

232 E 11th Street, Chattanooga, TN 37402

For More Information:

**Natalie Hostetler**

423.682.8241

[natalie@secondstory.properties](mailto:natalie@secondstory.properties)

Second Story Real Estate Management

715 Cherry St  
Chattanooga, TN 37402  
[secondstory.properties](http://secondstory.properties)

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## THE FLEETWOOD BUILDING

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### Executive Summary



#### PROPERTY SUMMARY

Available SF:	1,374 SF
Lease Rate:	\$20.00 SF/yr
Building Size:	60,000 SF
Building Class:	A
Traffic Count:	3,519 daily

#### PROPERTY OVERVIEW

Fantastic location for office or retail tenant looking for custom build-out opportunity, in a mixed use building.

#### PROPERTY HIGHLIGHTS

- First floor space has street entrance to main corridor off of 11th and King Street, great fit for retail, grab and go or office.
- Build to suit with tenant improvement money available.
- Great visibility with strong foot traffic.
- Two floors of existing commercial tenants, including Stone Fort Properties, One to One Health, American Exchange, Aegle Gear, Cogent Studios, Sekisui Japanese restaurant and Juliet's Beauty Lounge.
- 70 existing residential units, with 97% occupancy.
- Walking distance to Warehouse Row, downtown, SouthSide and M. L. King neighborhood

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[Additional Photos](#)



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Second Floor Space



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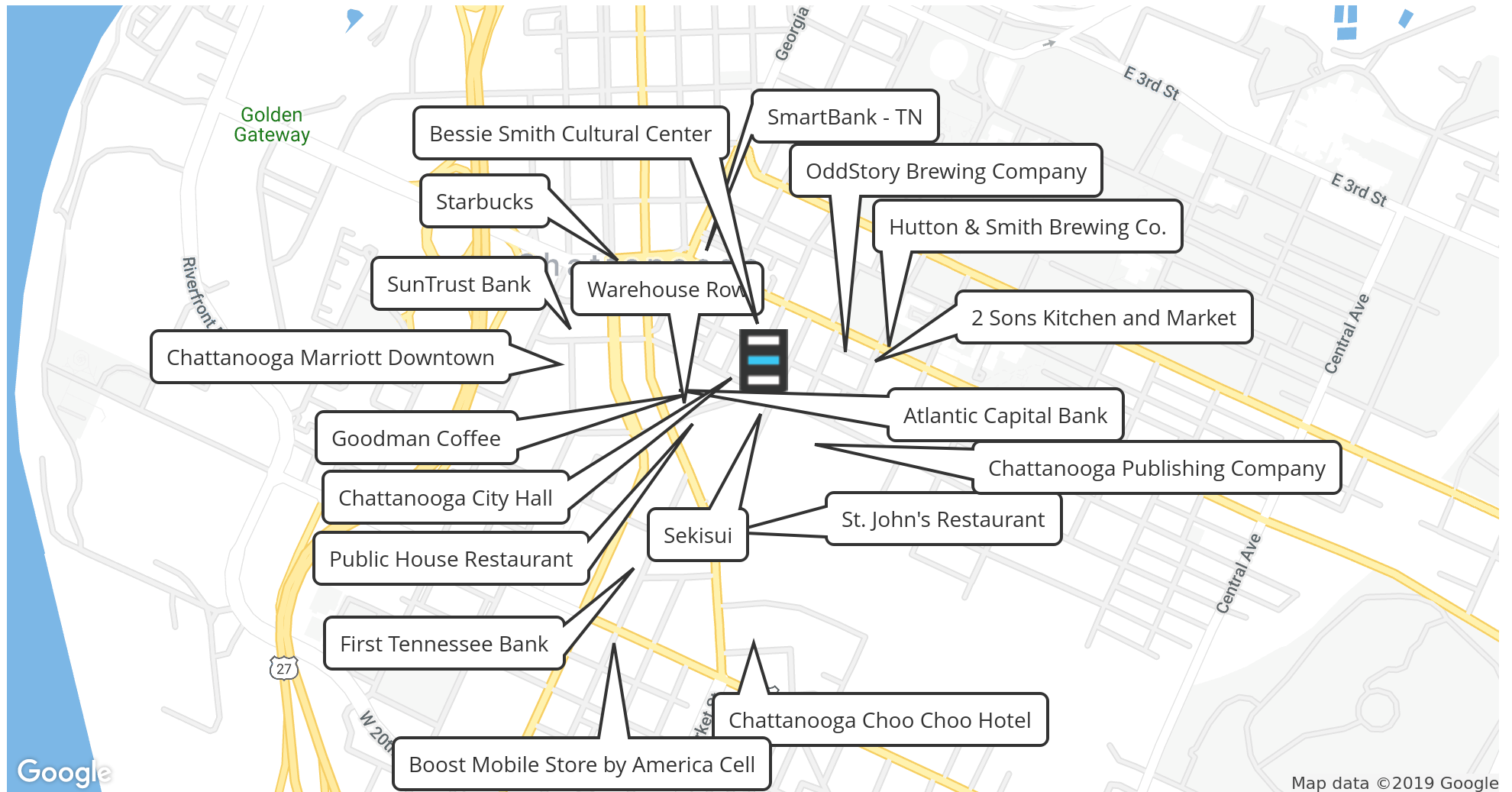
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Retailer Map



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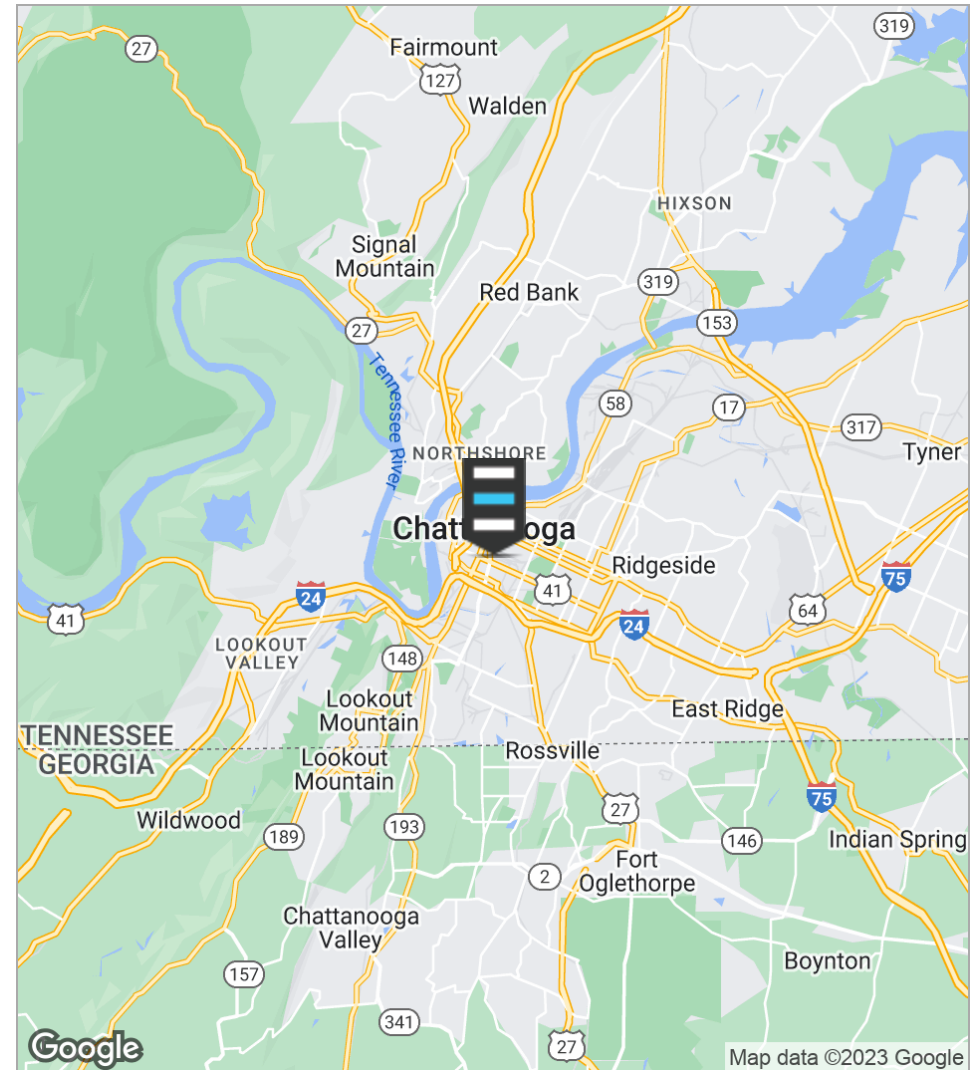
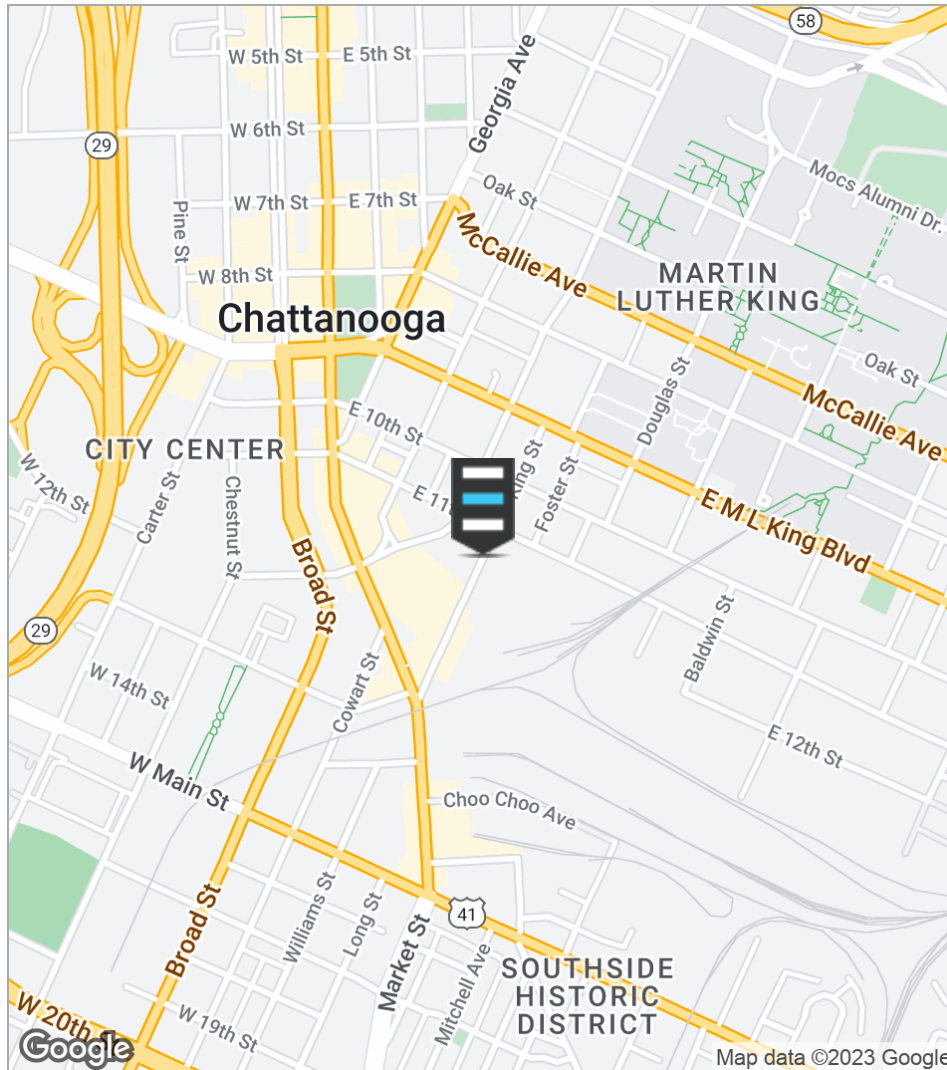


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[Location Maps](#)



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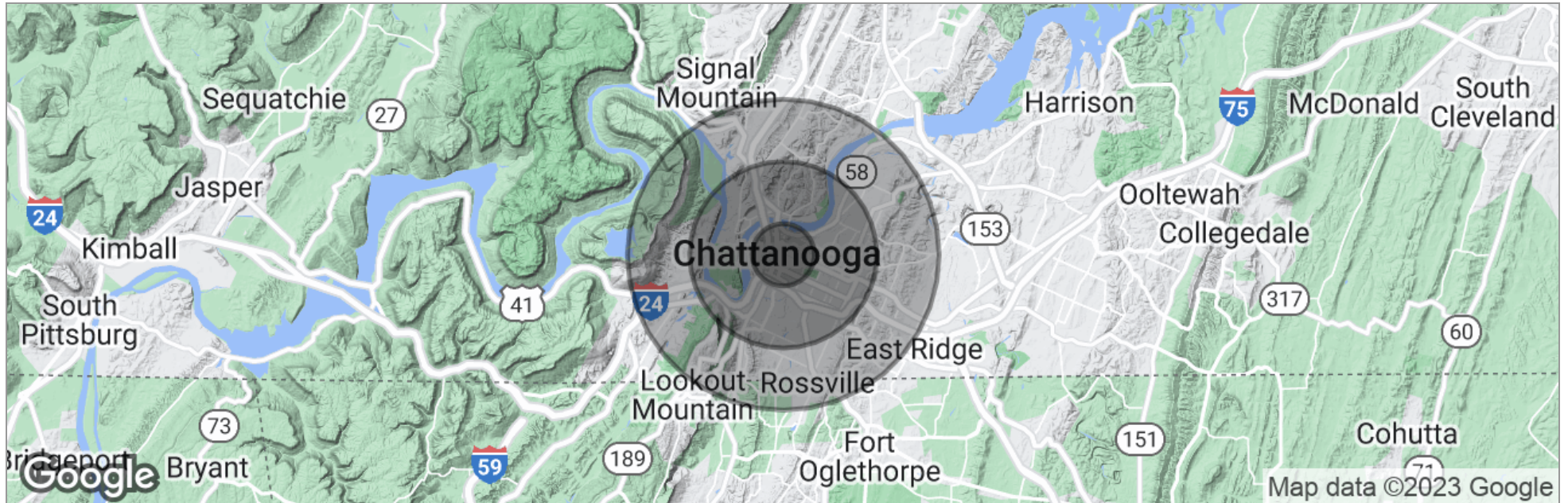
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### Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,551	44,284	111,499
Population Density	2,085	1,566	1,420
Median Age	31.6	34.0	35.0
Median Age (Male)	30.4	32.6	33.3
Median Age (Female)	37.7	36.1	37.8
Total Households	2,610	18,588	47,151
# of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$36,299	\$42,817	\$47,719
Average House Value	\$487,719	\$239,114	\$189,006

\* Demographic data derived from 2020 ACS - US Census

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### Advisor Bio & Contact 1

#### NATALIE HOSTETLER

**Affiliate Broker**

#### Professional Background

Natalie has over 13 years of progressive experience in corporate training, sales, and commercial leasing and development and has worked for three Fortune 100 companies since she graduated from the University of Tennessee. She loves connecting people and incorporating fun with work while growing the company portfolio and helping tenants find their perfect space. North Chattanooga is home for Natalie, her husband Peterson who works at UBS, 2 year old son Winston, and their hyper dog Rollins. She volunteers with the Junior League, the Circle of Red for the American Heart Association, is a Cystic Fibrosis Cure Champion, LEED GA credentialed, and is an avid runner.

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