

Ground Floor  
Spaces For Lease

# SECOND STORY

CHATTANOOGA LIFESTYLE CENTER GROUND FLOOR

325 Market Street, Chattanooga, TN 37402

For More Information:

**Natalie Hostetler**

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[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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### Executive Summary



### PROPERTY SUMMARY

Available SF:	1,133 - 4,300 SF
Lease Rate:	\$20.00 SF/yr
Building Size:	52,385 SF
Building Class:	A
Traffic Count:	21,237

### PROPERTY OVERVIEW

One of the most desirable buildings in downtown Chattanooga, these spaces have huge potential!

There are two, first floor, options available for lease in this building. Option one is 4,835 sq ft in total, with the possibility for windows on three sides, and could be divided into two smaller spaces. The second option is 1,396 sq ft and is located on the first floor, inside of the building.

### PROPERTY HIGHLIGHTS

- Street entrances from both Market Street and Broad Street. Customer parking is available behind the building, on the Broad Street side.
- Option for first floor to extend to Market Street for additional frontage.
- Option one is build to suit with tenant improvement money available.
- Option two is existing space and was previously used for retail. This space is being offered as is.
- Great visibility in the heart of downtown with heavy foot traffic. Walking distance to popular attractions, including the aquarium, museums, movie theaters, hotels, restaurants and bars.
- Existing tenants are Chattanooga Allergy Clinic, Erlanger Health System, Steam Logistics, Reliance Partners and Greyfriar's Coffee & Tea Co.
- Located within a mile of UTC, and surrounded by 1500 apartment units.

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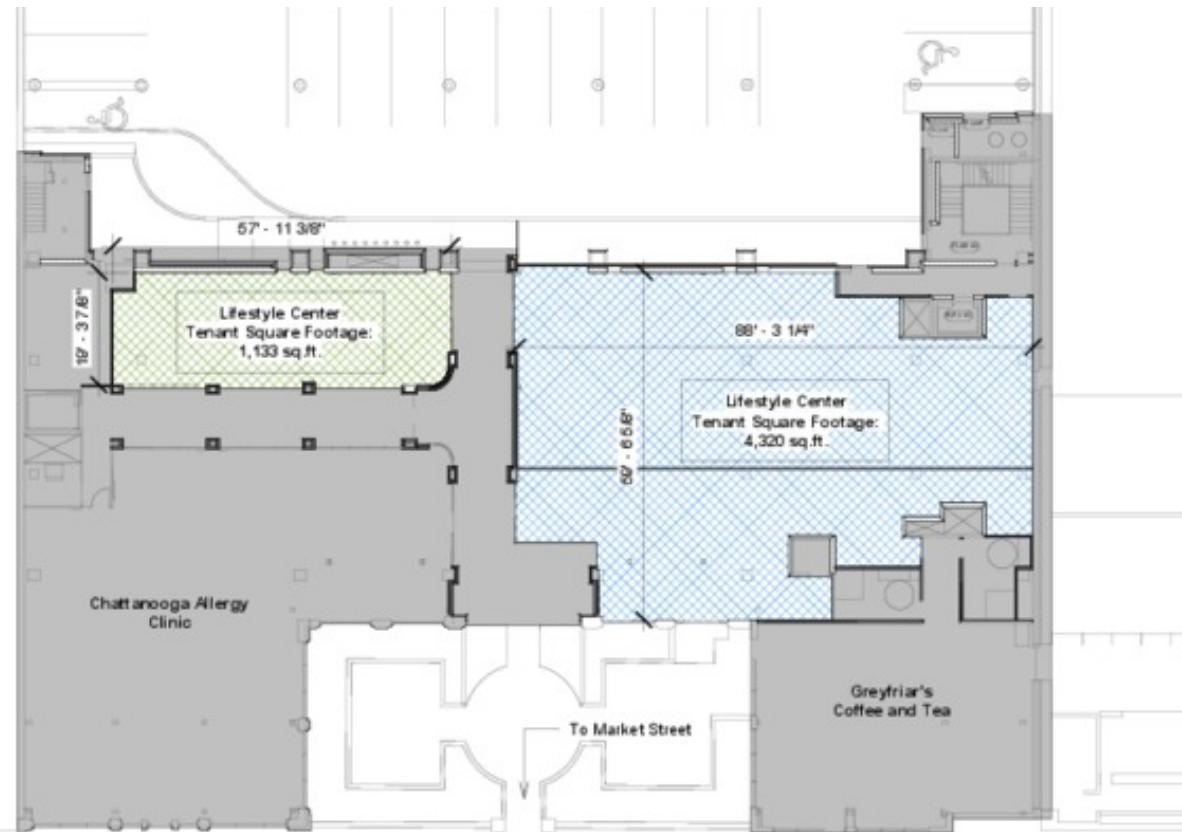


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[Additional Photos](#)



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Date March 24, 2017

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Noon Development  
Lifestyle Center Tenant Space

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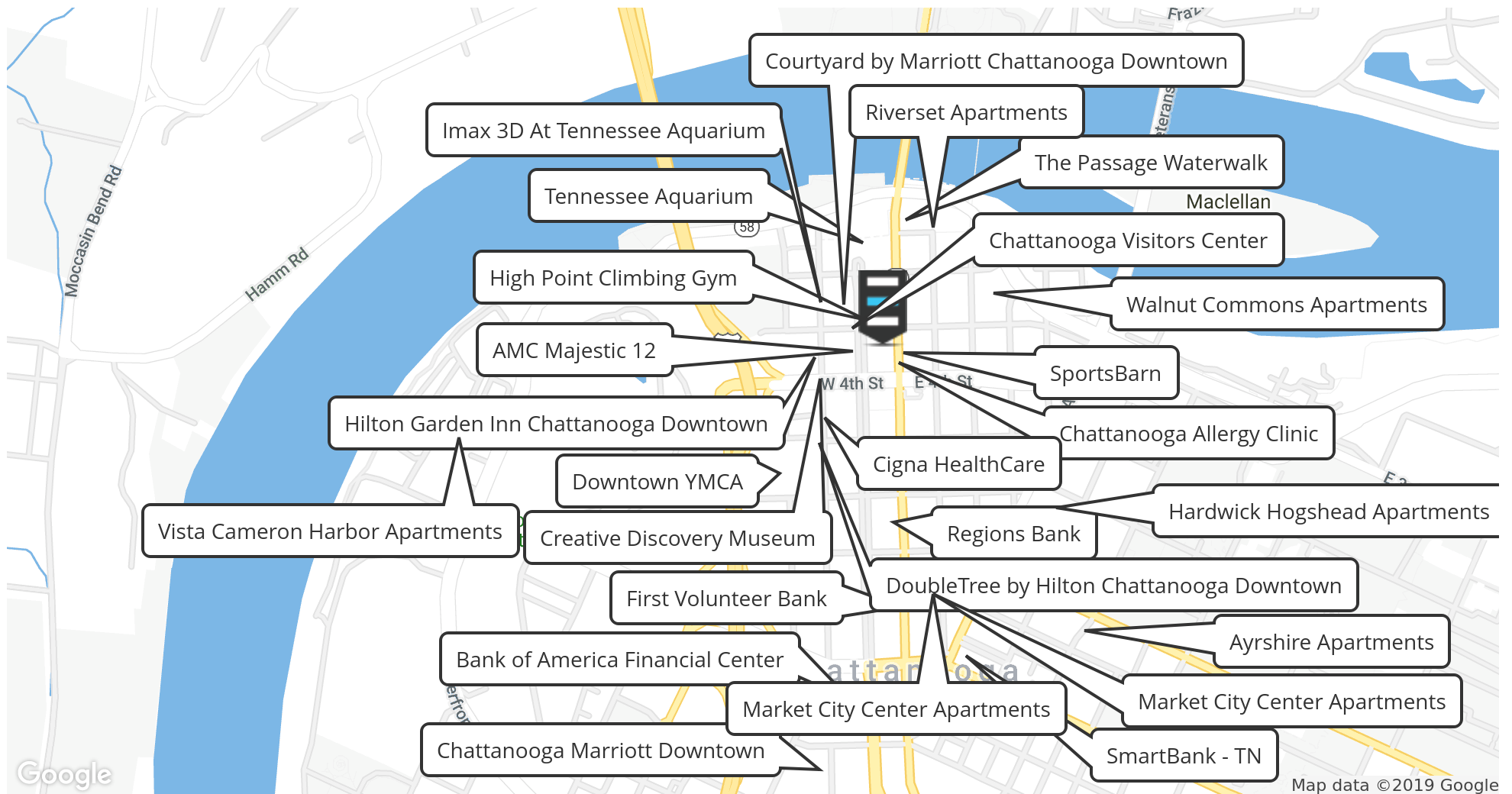
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## CHATTANOOGA LIFESTYLE CENTER GROUND FLOOR

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Retailer Map



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[Regional Map](#)



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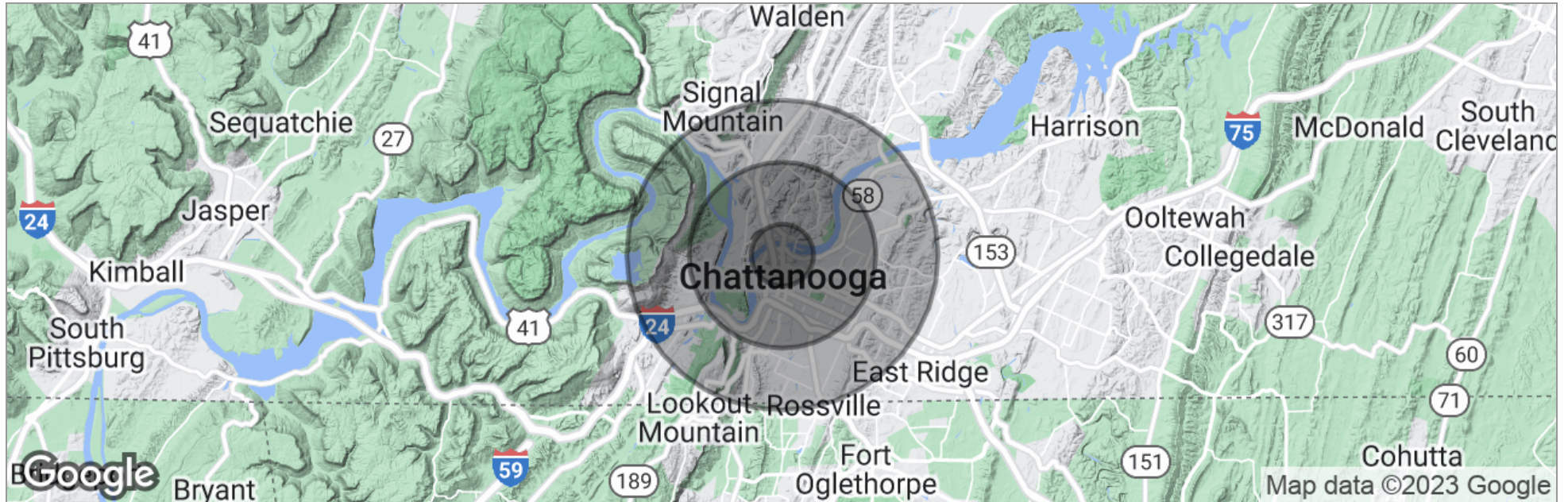


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## CHATTANOOGA LIFESTYLE CENTER GROUND FLOOR

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### Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,751	40,678	104,545
Population Density	2,149	1,439	1,331
Median Age	36.1	34.7	34.7
Median Age (Male)	33.2	33.4	33.1
Median Age (Female)	43.2	36.8	37.5
Total Households	2,911	17,587	44,281
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$42,633	\$46,286	\$47,866
Average House Value	\$633,777	\$235,195	\$192,535

\* Demographic data derived from 2020 ACS - US Census

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### 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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