



New
Development
with spaces for
Lease

SECOND
STORY

BURNSIDE

2100 Rossville Ave, Chattanooga, TN 37408

For More Information:

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Second Story Real Estate Management

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Summary



PROPERTY SUMMARY

Available SF:	2,400 - 53,500 SF
Lease Rate:	\$10.00 - 16.00 SF/yr
Building Size:	60,000 SF
Building Class:	C
Traffic Count:	1,128

PROPERTY OVERVIEW

A major new mixed use development, Burnside, will bring upscale retail, restaurant, office space and new housing to an underdeveloped area of Chattanooga's Southside. By utilizing existing warehouse and stand alone buildings, a quality mixed-use development will be built encouraging new growth and provide buildings that shape new outdoor public spaces.

This development will include roughly 60,000 sq ft of restaurant and retail space with parking, and roughly 30,000 sq ft of office/mixed use space.

A distillery (approx. 12,000 sq ft) is planned for the first floor of Burnside in addition to other retail opportunities. We're looking for an amazing restaurant to compliment the distillery and other retailers. The second floor will house office space and the third floor will house apartments. All of these concepts create a unique opportunity for live/work space that doesn't exist in the Chattanooga.

PROPERTY HIGHLIGHTS

- Immediately available is 4,800 sq ft of free standing office space. This space could also be divided to house two companies, each with 2,400 sq ft.
- Roughly 60,000 sq ft of restaurant and office/retail space with parking
- Roughly 30,000 sq ft of office/mixed use space
- A new distillery is planned for this development and we are looking for an amazing restaurant to compliment this concept
- Looking for unique retail/ boutiques, bars, music concepts and an open air or fresh market concept
- We will develop creative and unique live/work spaces that allow a unique and interesting mix of food, shopping and people not currently existing in Chattanooga

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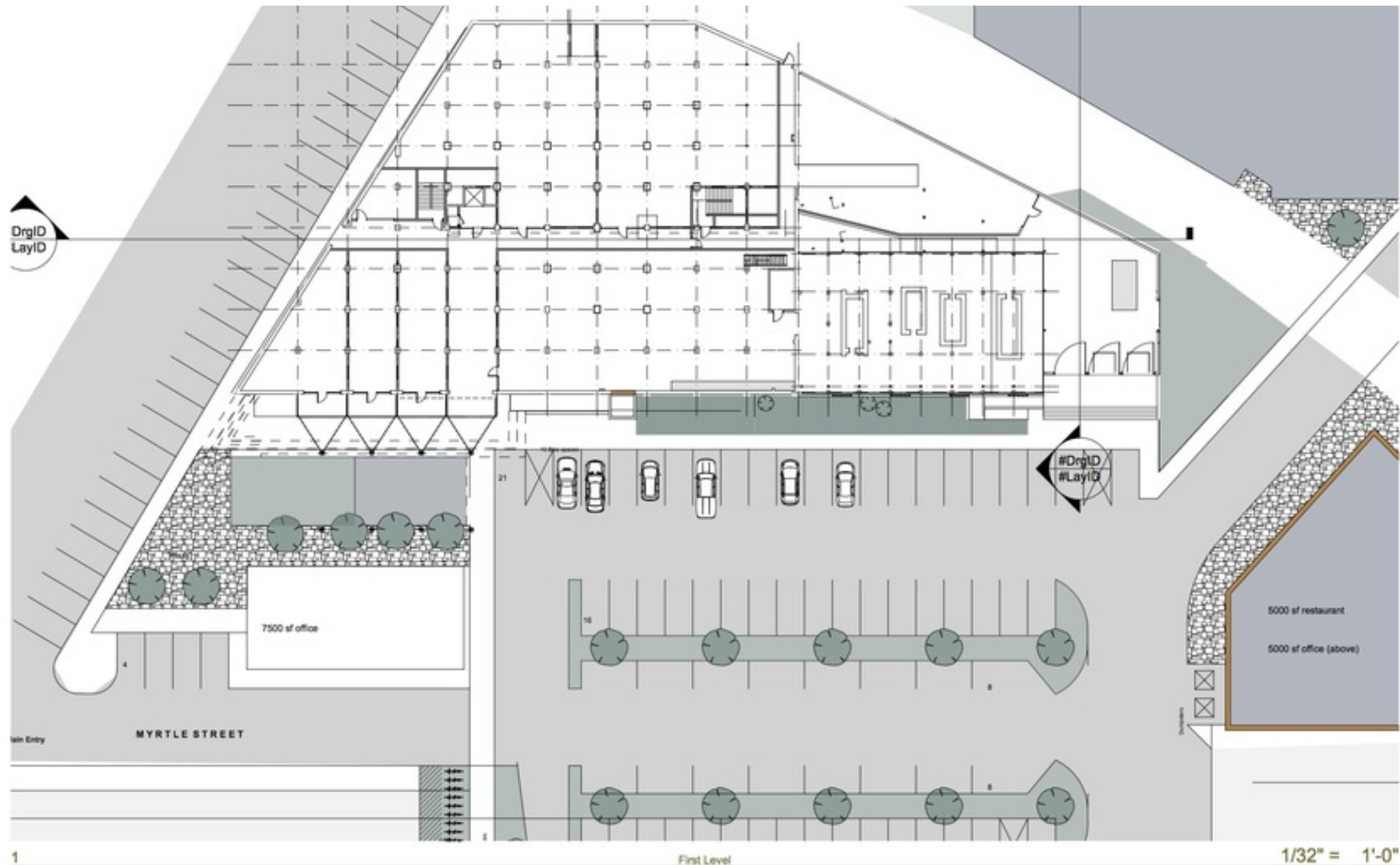
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Main level



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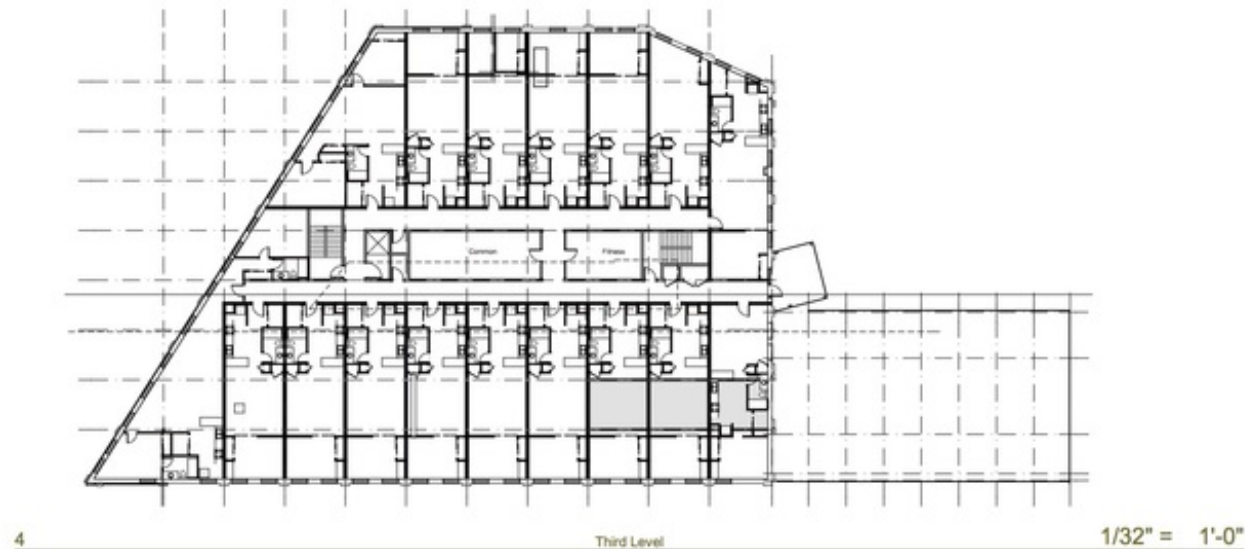
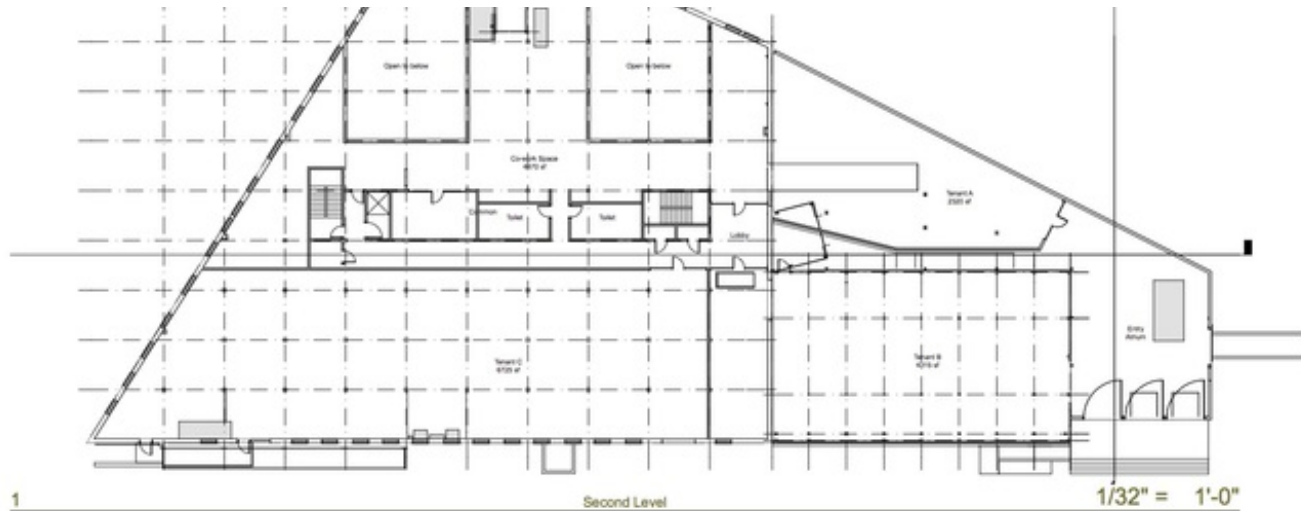
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Third level, proposed apartments



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[Additional Photos](#)



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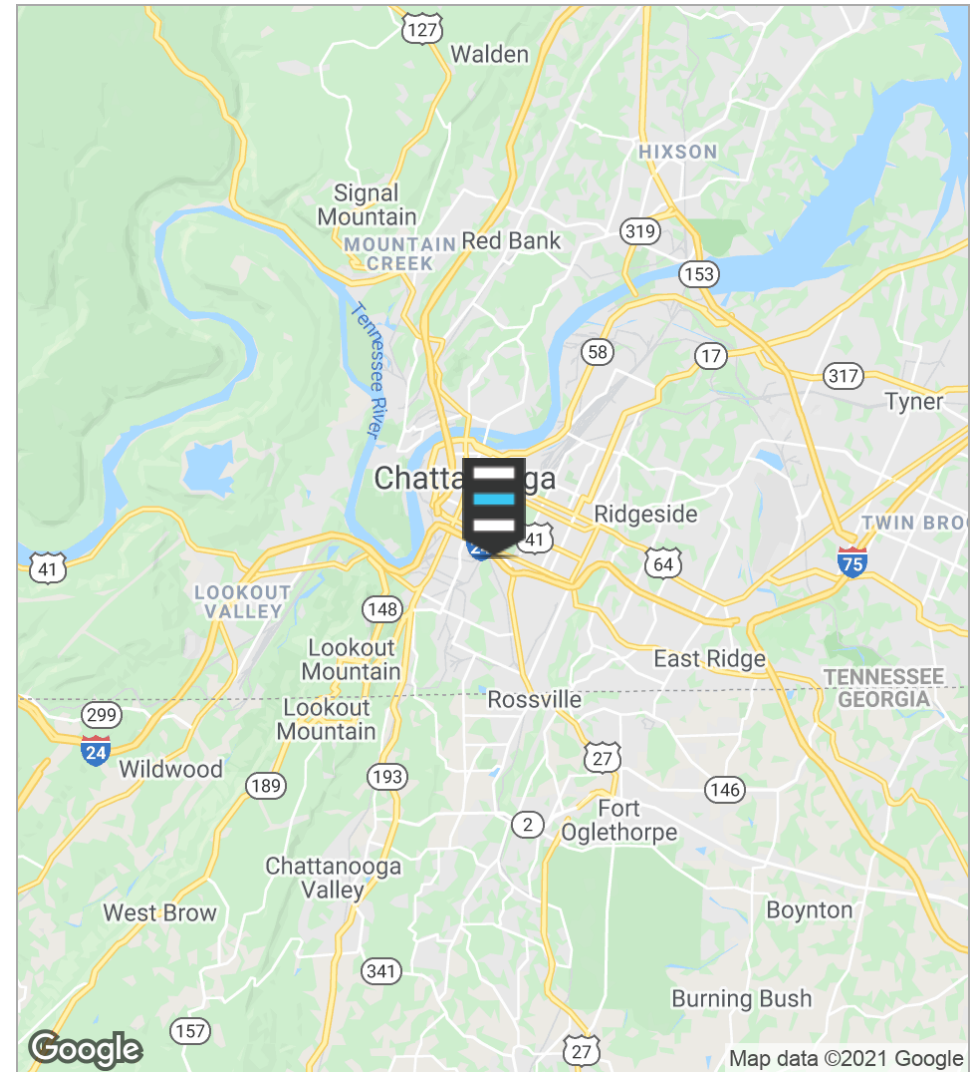
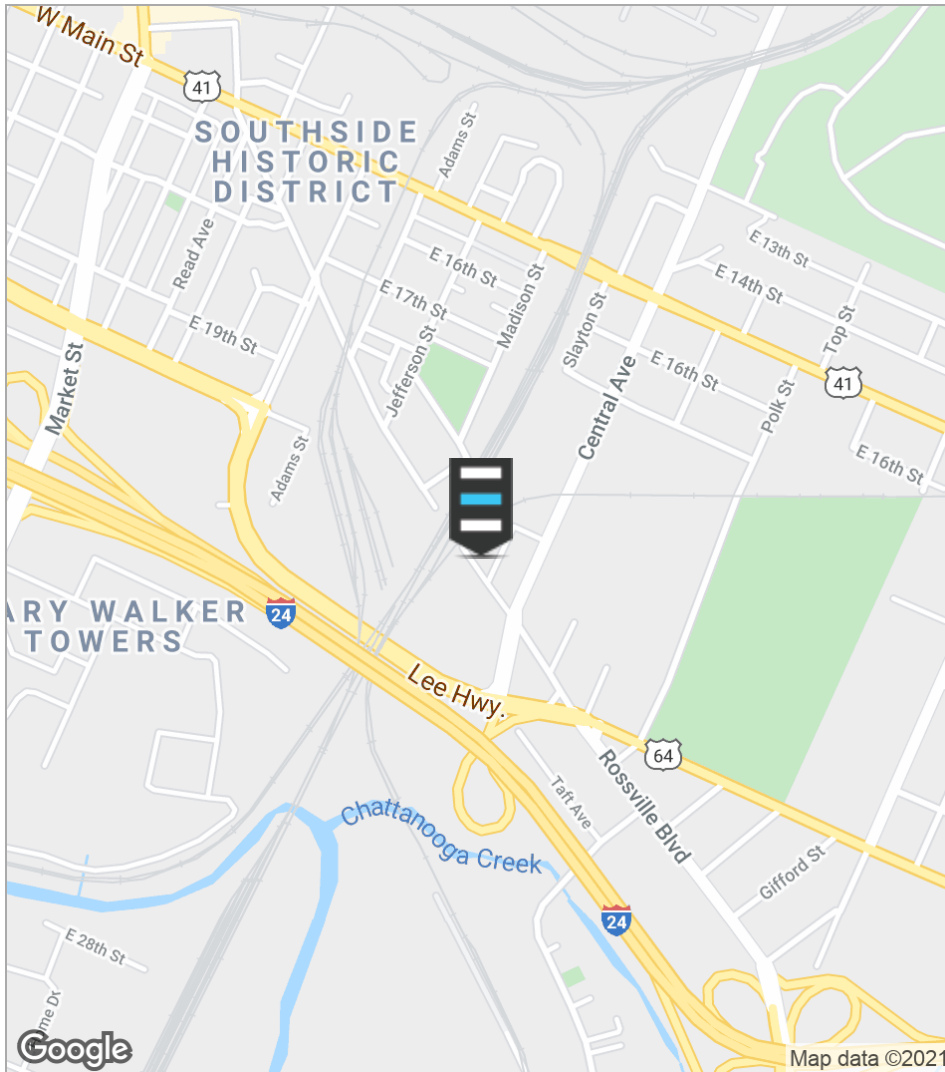
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[Location Maps](#)



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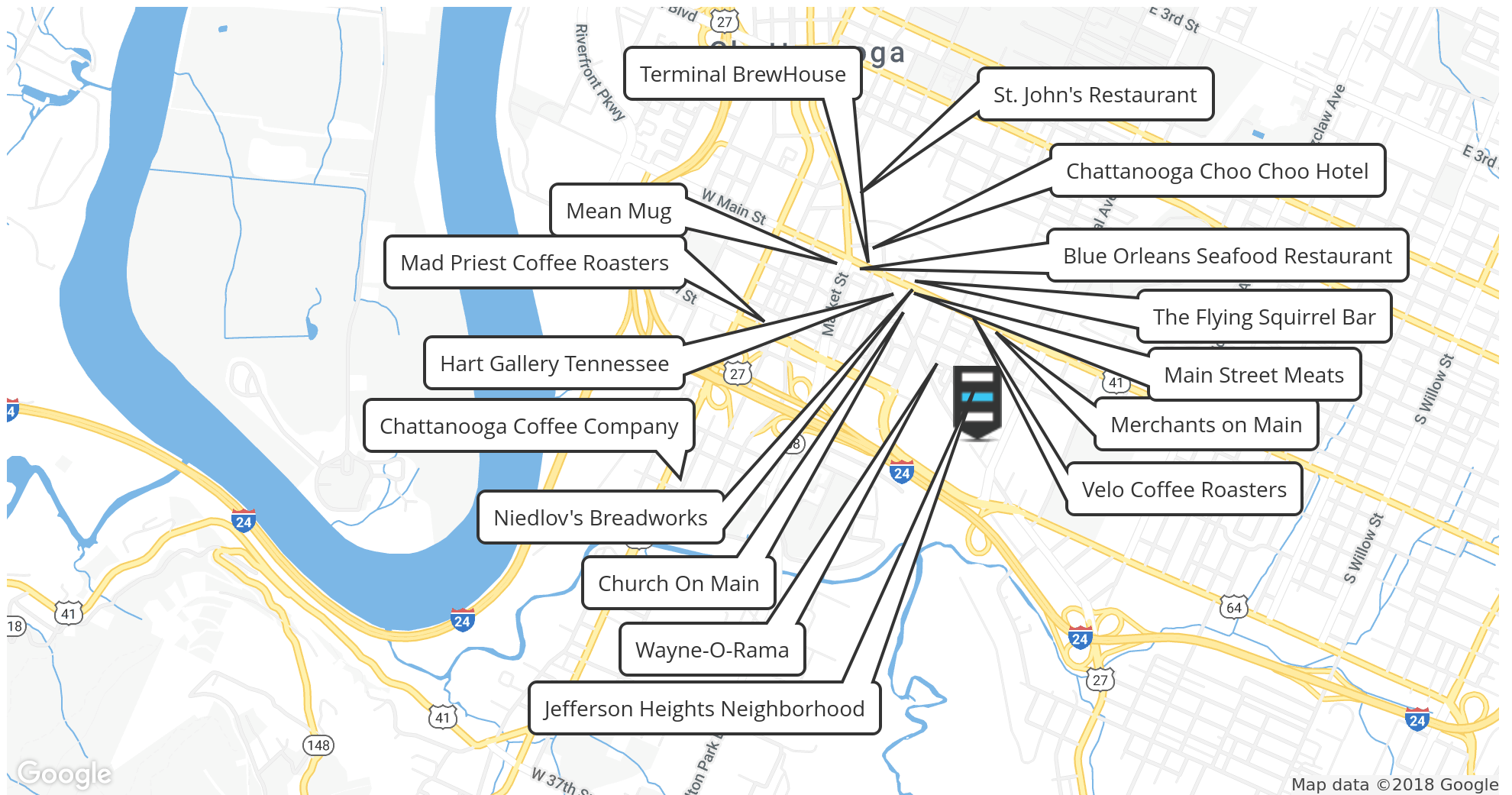
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Retailer Map



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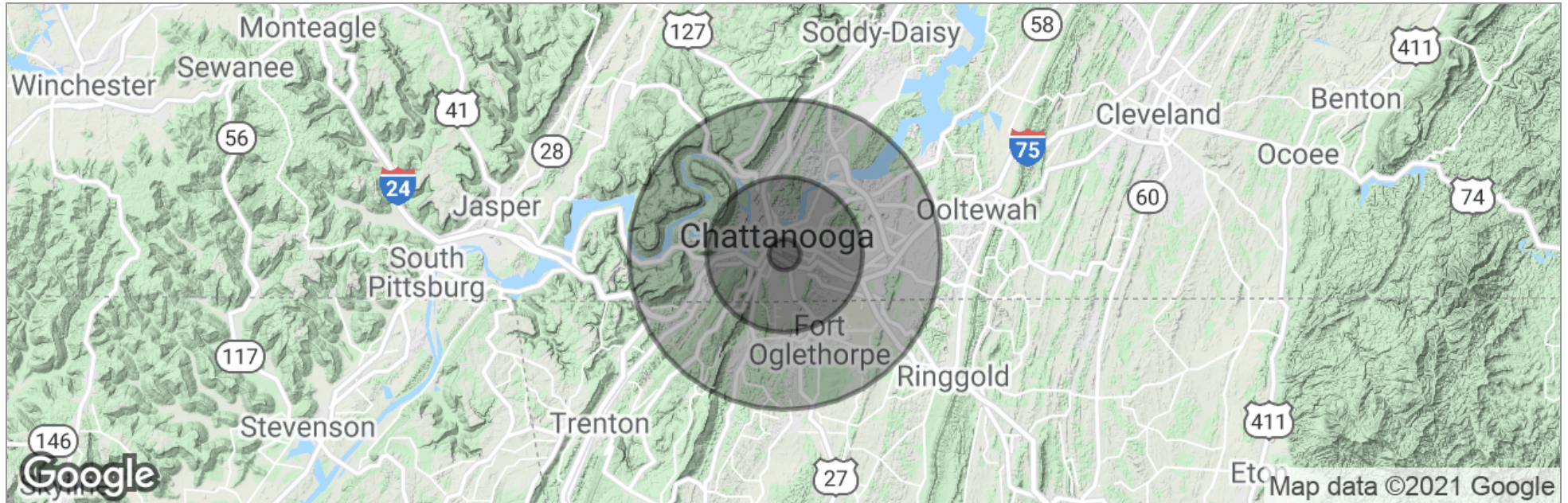
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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	4,803	120,713	289,140
Population Density	1,529	1,537	920
Median Age	31.0	35.5	37.9
Median Age (Male)	32.1	33.5	36.2
Median Age (Female)	30.6	38.3	40.1
Total Households	1,857	50,681	123,387
# of Persons Per HH	2.6	2.4	2.3
Average HH Income	\$34,383	\$47,057	\$52,526
Average House Value	\$145,886	\$178,452	\$164,599

* Demographic data derived from 2010 US Census

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