

Class A Medical
Office Space For
Lease

SECOND STORY



901 RIVERFRONT

901 Riverfront Parkway , Chattanooga, TN 37402

 **river street architecture**
architecture planning interiors

For More Information:

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Second Story Real Estate Management

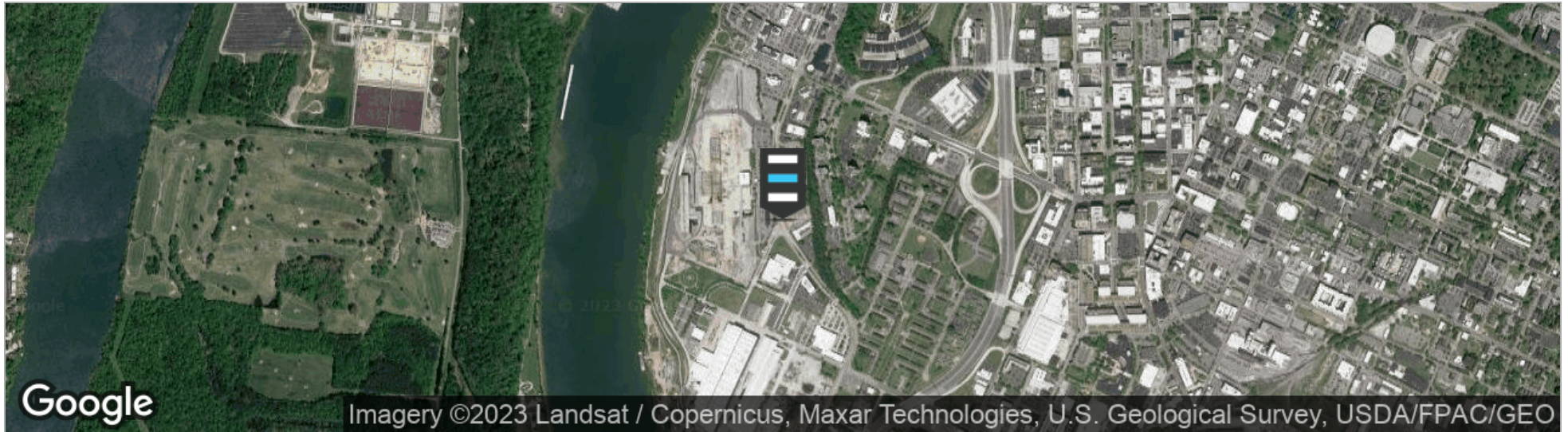
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[Location Maps](#)



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,950	32,684	90,807
MEDIAN AGE	45.8	35.2	34.7
MEDIAN AGE (MALE)	37.6	34.0	33.1
MEDIAN AGE (FEMALE)	53.5	37.4	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,148	14,029	38,235
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$21,464	\$46,753	\$49,407
AVERAGE HOUSE VALUE	\$611,245	\$262,708	\$241,417

PROPERTY HIGHLIGHTS

- New medical office building located directly on the Tennessee River, situated at I-24 and Highway 27 Junction
- Easy access from Lookout and Signal Mountains, Southside, Riverview, GPS/Baylor/ McCallie, and downtown business district
- Anchor tenants include The Plastic Surgery Group and a local ENT
- Customer parking located directly in front of building

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Executive Summary



PROPERTY SUMMARY

Available SF:	3,000 - 10,846 SF
Lot Size:	0.9 Acres
Building Size:	30,000 SF
Building Class:	A
Year Built:	2018
Cross Streets:	Riverfront Parkway and Martin Luther King Blvd

PROPERTY OVERVIEW

Up to 13,000 sq ft of brand new space available

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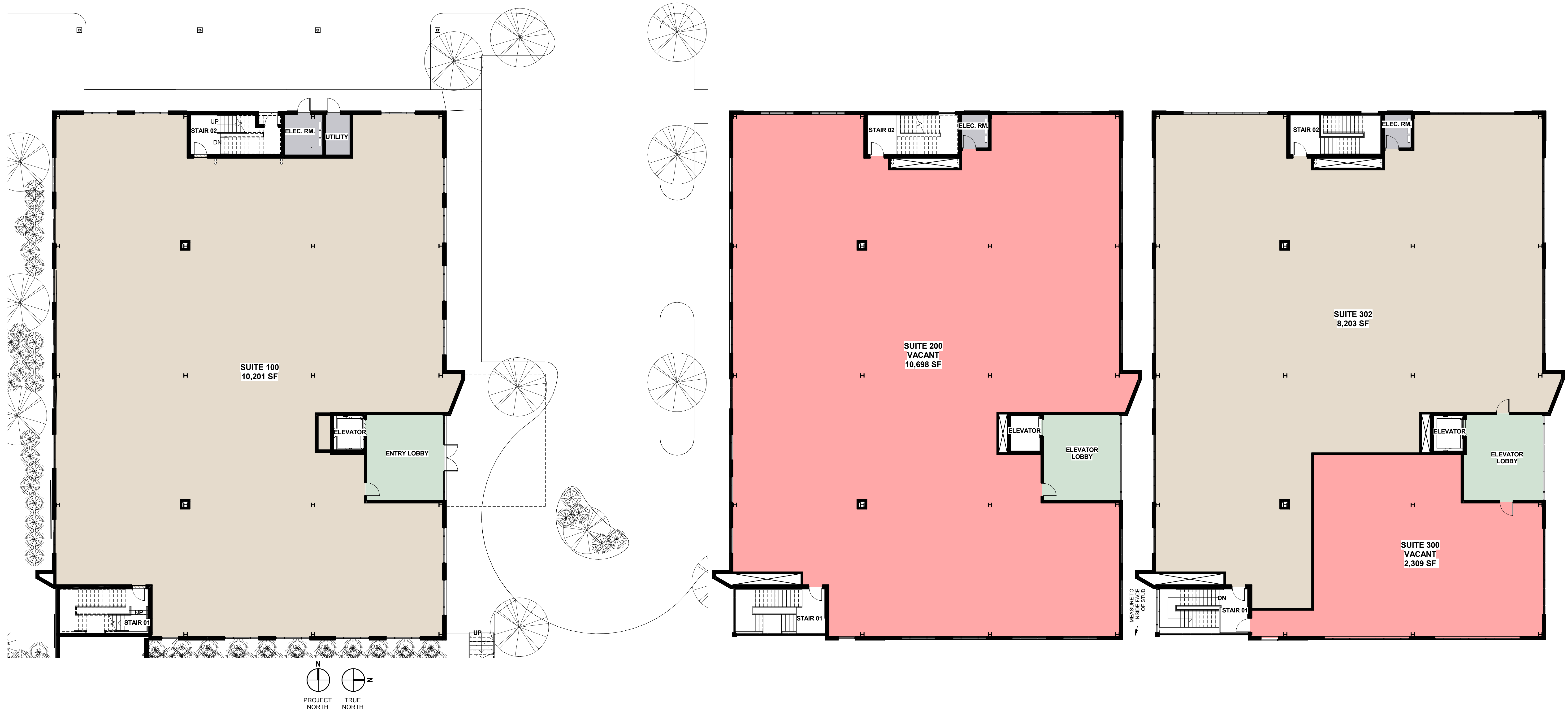
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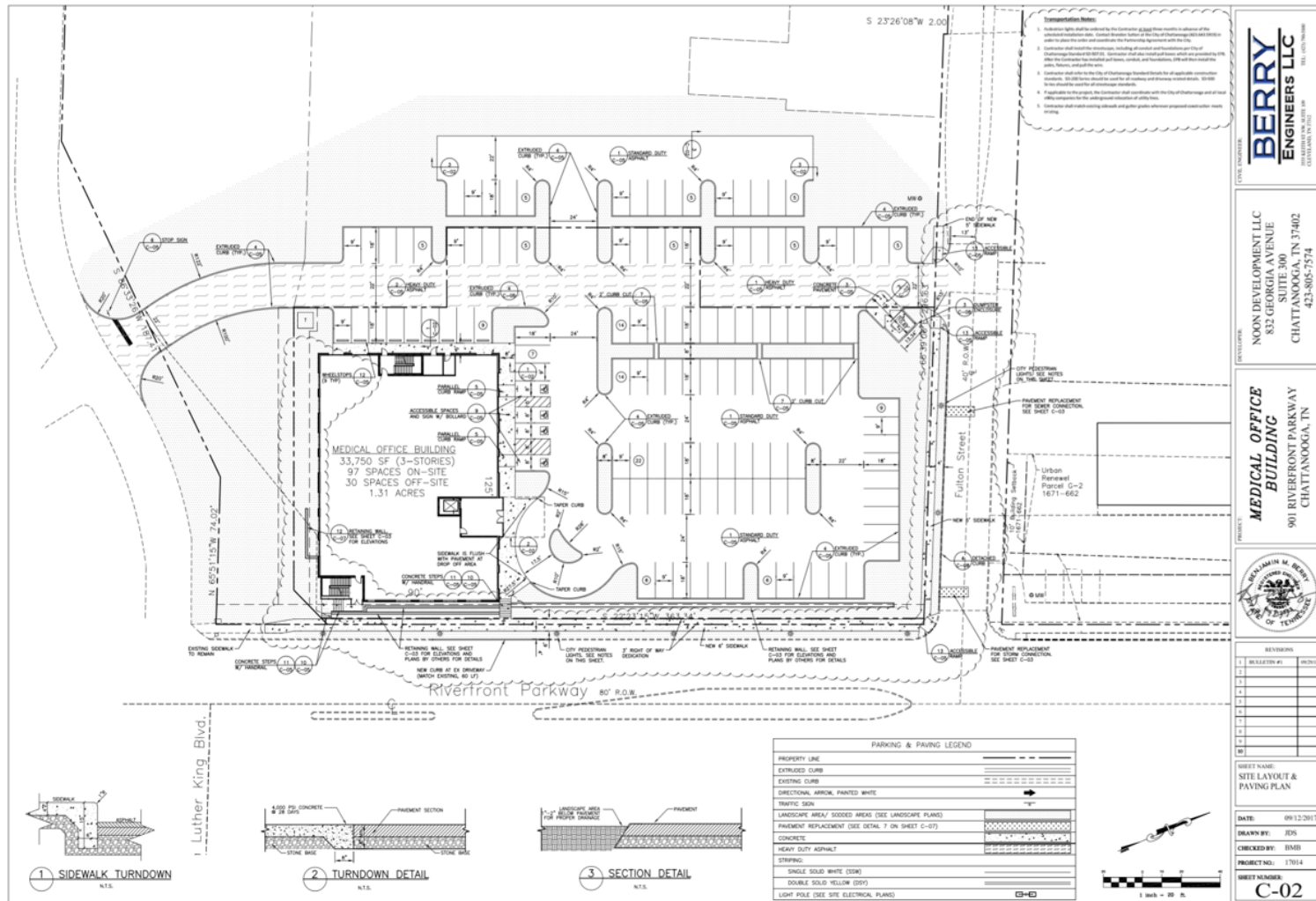


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Site Plan with Parking



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Aerial Site Photo

Aerial Photograph
NW corner of MLK Blvd. & Riverfront Pkwy.



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