



FOR LEASE

RETAIL / RESTAURANT CHATTANOOGA SPACE AVAILABLE

Prime commercial retail building located on Market Street between 4th and 5th Street in downtown Chattanooga, TN.

Rate: \$19.00 to \$21.00 SF/YR NNN
Unit Sizes: 2,400 SF 2,900 SF & 3,000 SF
Max Contiguous: 8,300 SF

Real Estate Broker is related to Landlord



GREAT LOCATION

Located in the heart of both the tourist and business districts in downtown Chattanooga, TN. Only 4 blocks from the Tennessee Aquarium.



CHATTANOOGA "CAN DO"

The city of Chattanooga has been classified as one of the top ten cities to live, work and play. It currently has the nation's fastest internet speeds as well as a complete redevelopment of the waterfront area.

NATIONAL TENANTS

Because of the incredible location, numerous national restaurant chains are located adjacent, across the street or are in close proximity to this proven location.



CALL US:
423-658-1463
SouthEastCom.com

Licensed Real Estate Broker in Tennessee & Florida

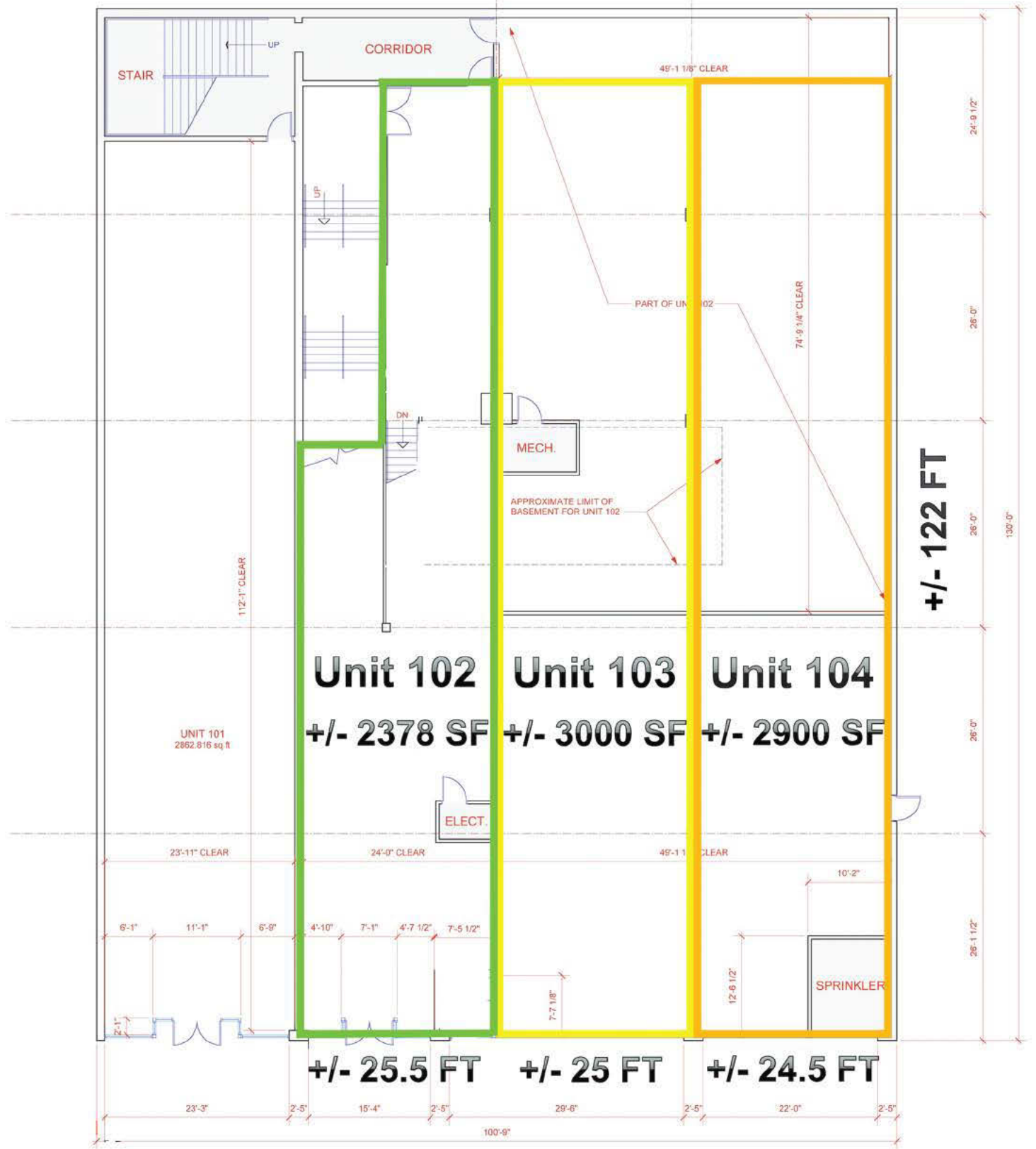


All information is deemed to be accurate and reliable but the accuracy is not guaranteed. Prospects and the viewer should independently verify all stated information.



Property Address:	412 Market Street Chattanooga, TN - MAP LINK
Frontage:	1st floor on Market Street
Unit Sizes Available:	2,400 SF - 2,900 SF - 3,000 SF - 8,300 SF
Rental Rate:	\$19.00 SF/YR NNN for entire 8,300 SF \$21.00 SF/YR NNN under 8,300 SF
Min Divisible:	2,400 SF
Max Contiguous:	8,300 SF
Property Type:	Retail
Sub-Type:	Restaurant
Pass Throughs:	\$3.34 SF/YR
Lease Type:	Triple Net (NNN)
Minimum Term:	5 Years

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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE TAKEN FROM EXISTING DRAWINGS AND SUPPLEMENTED BY FIELD MEASUREMENTS OF EXISTING CONDITIONS. WHERE EXISTING CONDITIONS PROHIBITED DIRECT MEASUREMENT DIMENSIONS ARE INTERPOLATED. DO NOT USE THIS DRAWING FOR CONSTRUCTION.

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Restaurants Near 412 Market Street



- | | | |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  Subject Property - 412 Market Street |  Lupi's Pizza |  Mellow Mushroom |
|  Chilis |  Sticky Fingers |  Ben & Jerry's |
|  Applebees |  Majestic 12 Cinema |  Cheeburger Cheeburger |
|  Noodles |  Smoothie King |  TGI Fridays |
|  Panera Bread |  Five Guys Burgers |  Rhythm & Brews |
|  Tazikis |  Top It Off - Yougurt |  Buffalo Wild Wings |
|  Taco Mac | |  Bluewater Grille |
|  The Big Chill | |  Big River Grille & Brewery |
|  Hair of the Dog - Pub | | |

Business & Tourist District - Chattanooga, TN

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