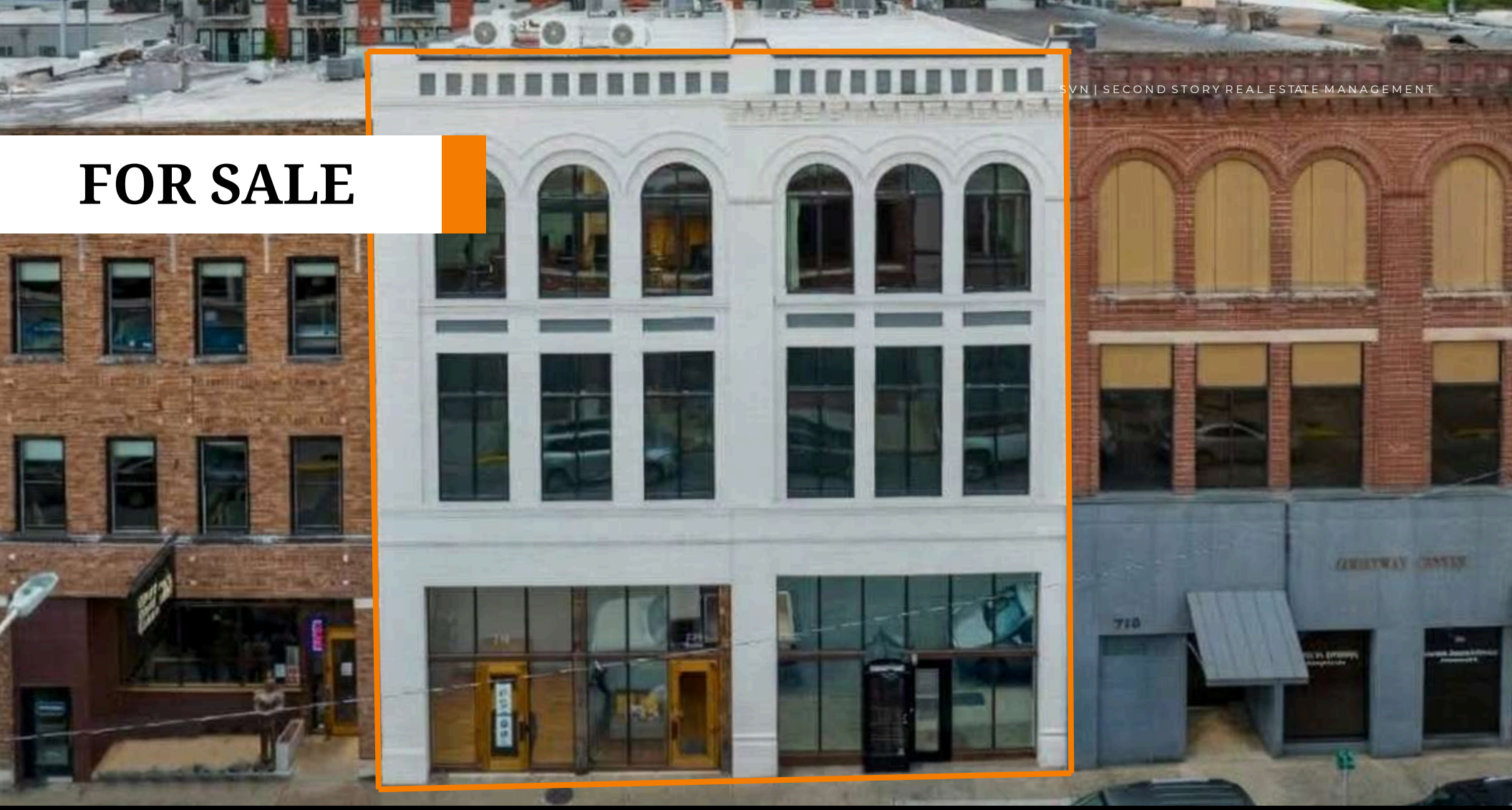
FOR SALE



715 Cherry St | Chattanooga, TN 37402

COMMERCIAL INVESTMENT OPPORTUNITY | DOWNTOWN CHATTANOOGA

SVN | Second Story Real Estate Management

Kelly Fitzgerald
Office: (423) 682-8241
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SVN
SECOND STORY
REAL ESTATE MANAGEMENT

EXECUTIVE SUMMARY

Offering Price:	$3,750,000
Year Built:	1930
Renovated:	2017
Stories:	3
Building Size:	15,000 SF
Lot Size:	0.12 acres
Parcel ID/Tax ID:	145DAD 005
Zoning:	C3



SVN | Second Story Real Estate Management is pleased to present 715 Cherry Street, a premier 15,000 SF commercial property located in the heart of Downtown Chattanooga's central business district.

Offered at $3,750,000, this exceptional property represents a rare, hard-to-find opportunity for an owner-occupier to secure a prominent corporate headquarters while benefiting from existing in-place income. The flexible building layout features two large conference rooms, two private offices, and four bathrooms, making it equally compelling for investors seeking to capitalize on Downtown Chattanooga's thriving commercial and innovation hub.



HIGHLIGHTS

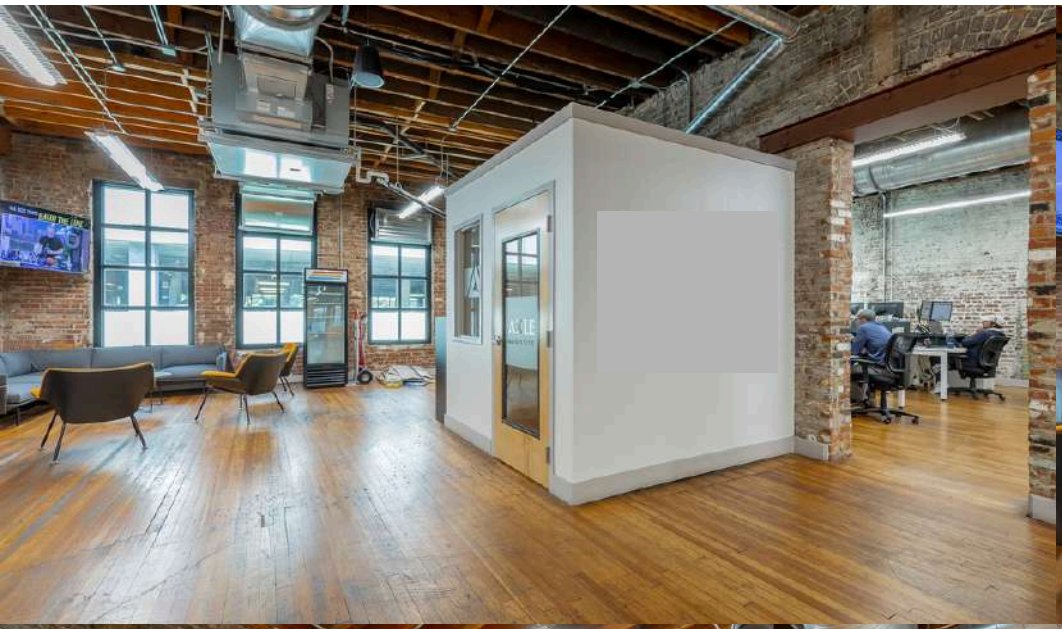
- **Prime Downtown Location:** Situated in a high-demand corridor with immediate proximity to local government centers, financial hubs, and vibrant dining/retail.
- **Flexible Layout:** Ideal structural layout easily adaptable for tech firms, law practices, medical/professional services, or creative agencies.
- **Robust Infrastructure:** Equipped with high-speed fiber connectivity, updated mechanical systems, and dedicated break facilities.
- **Owner-User or Value-Add Opportunity:** Perfect for a business owner looking to build equity in Chattanooga real estate or an investor targeting upside through market-rate leasing.
- **High Walkability:** Walk Score of 90+ with immediate access to public parking garages, transit routes, and Highway 27/I-24 connectivity.
- **Nearby Parking:** 736 Market Street, 609 Walnut Street, & 706 Cherry Street

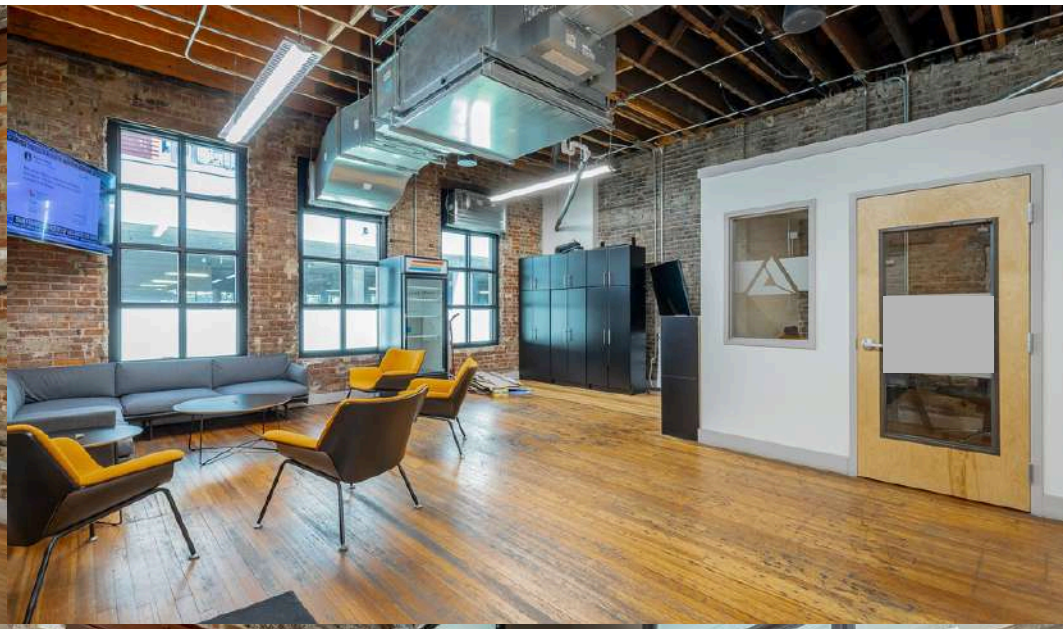
TENANT INFO

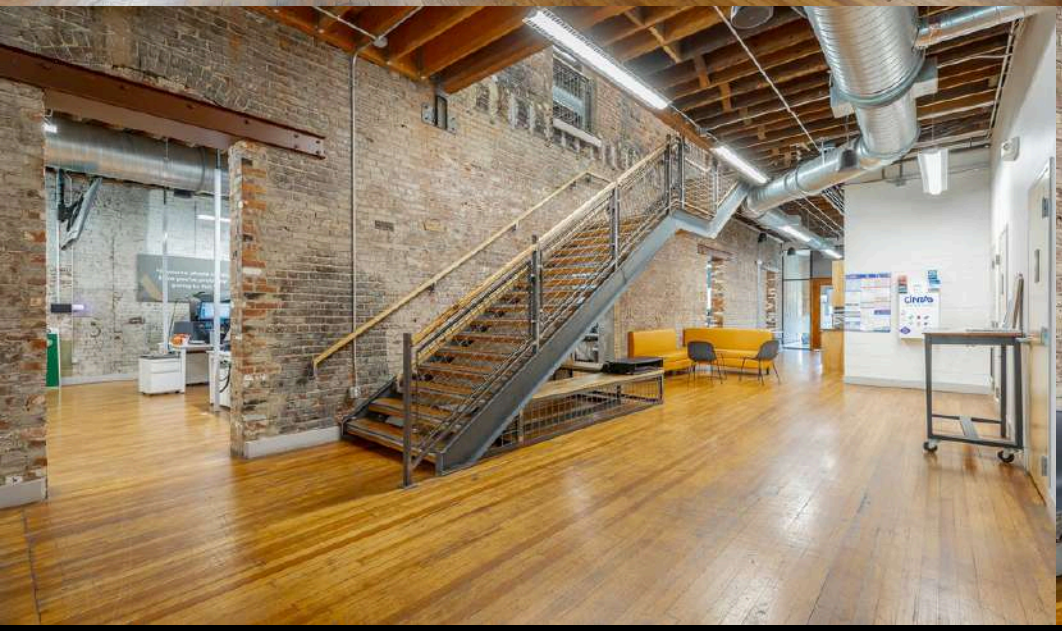
Tenant Name	SF Occupied	Lease Rate	Lease Strucure	Annual Rent
Unknown Caller	2,096	$21.50	NNN	$45,064
Evara Salon	1,669	$21.50	NNN	$35,884

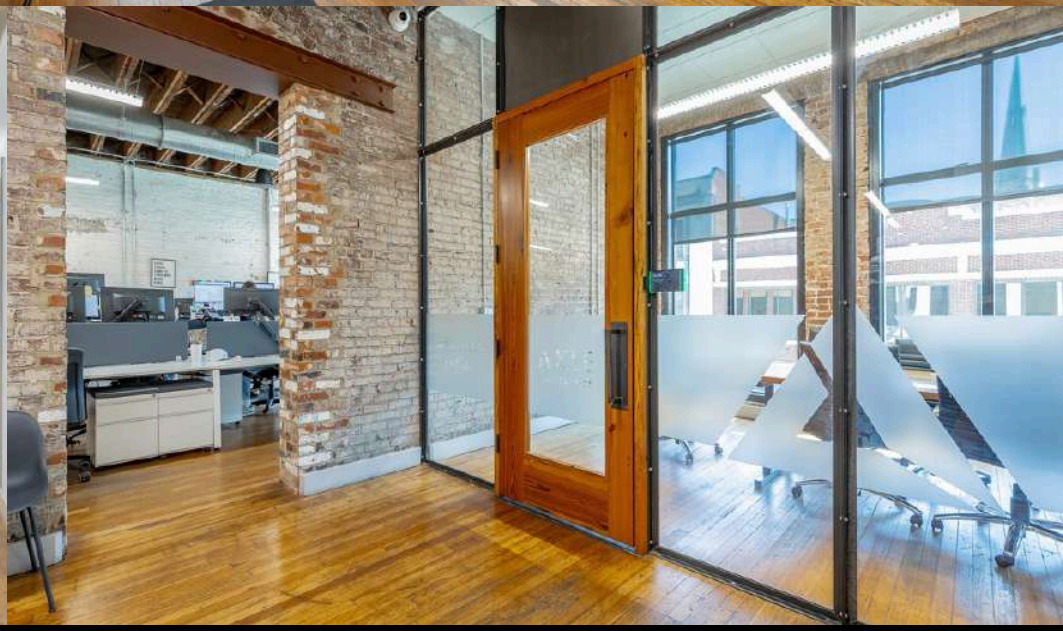


PROPERTY PHOTOS



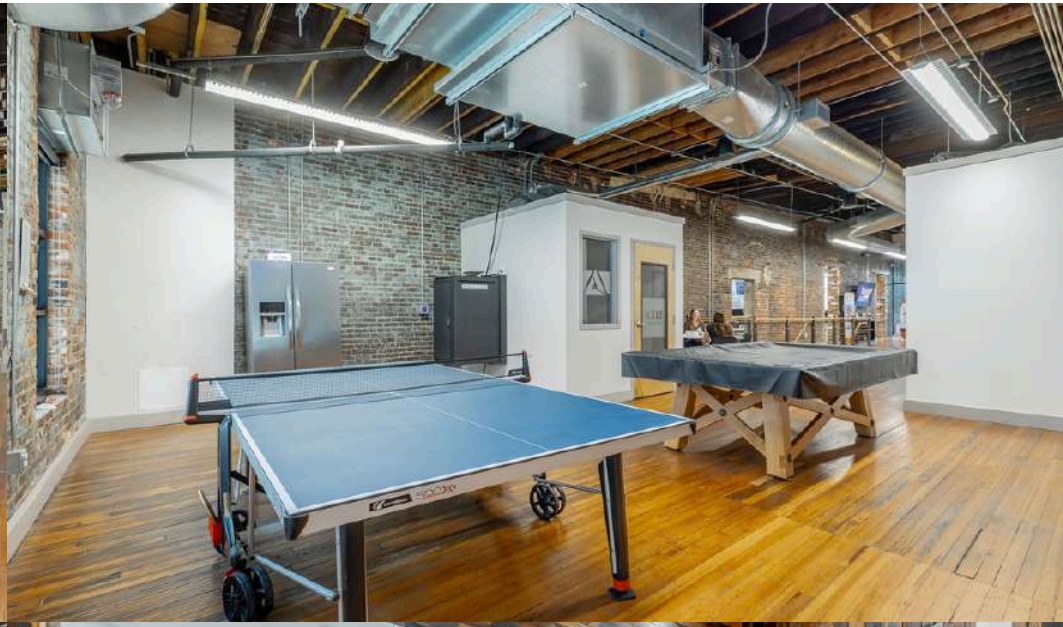


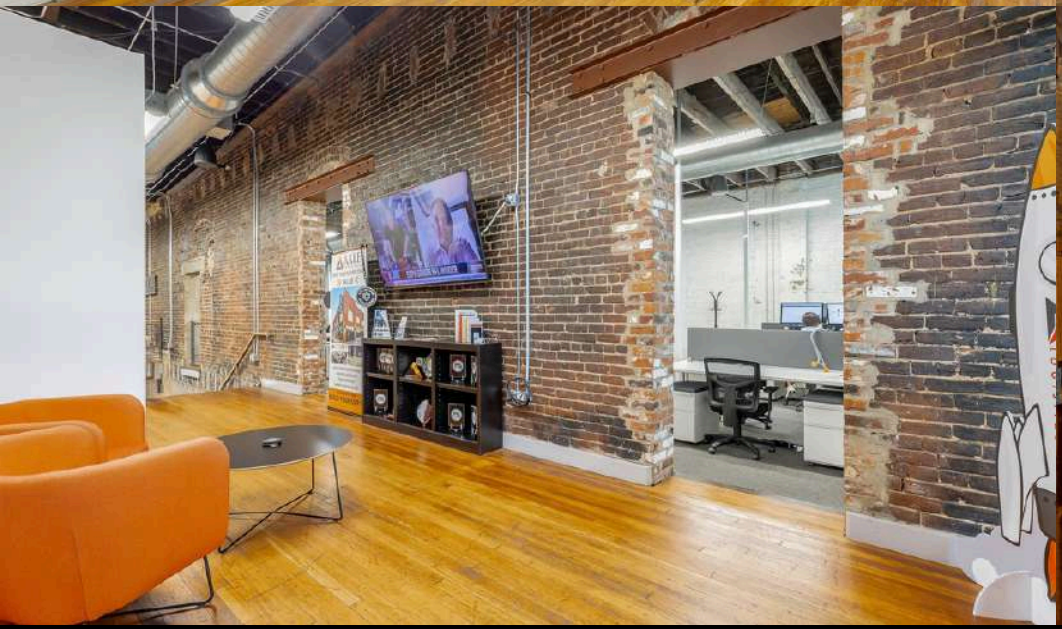


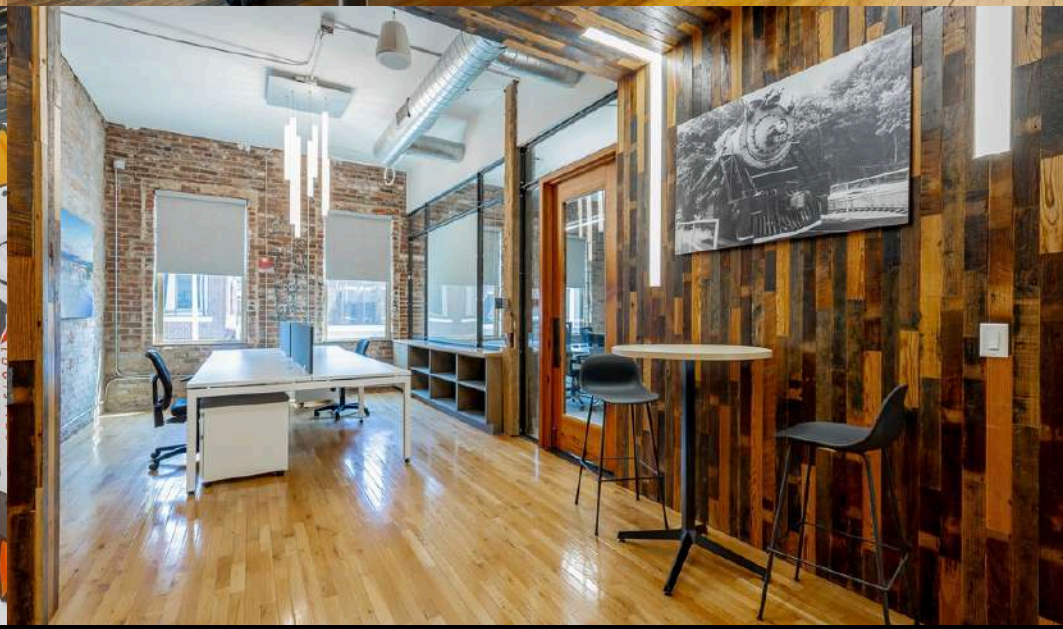


PROPERTY PHOTOS









SVN
SECOND STORY
REAL ESTATE MANAGEMENT

AERIAL MAP



715 Cherry St | Chattanooga, TN 37402

SVN SECOND STORY REAL ESTATE MANAGEMENT

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2020	10,911	48,668	114,660
2025	12,676	56,491	126,775
2030 Projected	13,562	60,427	134,373
Median Age	32.1	34.9	37

HOUSEHOLD CHARACTERISTICS	1 MILE	3 MILES	5 MILES
2020	5,164	21,035	48,935
2025	6,223	24,658	54,341
2030 Projection	6,711	26,465	57,738

INCOME CHARACTERISTICS	1 MILE	3 MILES	5 MILES
2020 Average Household	$68,837	$72,143	$70,141
2025 Average Household	$86,572	$90,518	$86,003
2030 Projected Household	$89,513	$92,860	$88,017

THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



BROKERS

Kelly Fitzgerald is SVP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than $135 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, **Nick** prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.



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