

2

301 MANUFACTURERS ROAD
CHATTANOOGA, TENNESSEE

North Shore



2

301 MANUFACTURERS ROAD
CHATTANOOGA, TENNESSEE

North Shore

Beautifully situated on the Tennessee River just across from the landmark aquarium, the North Shore is Chattanooga's most eclectic neighborhood, offering the best in local dining, shopping and living.

This one-of-a-kind community offers a variety of boutiques, restaurants, galleries, coffee houses, salons and day spas.



- 2 North Shore has the only Whole Foods in Chattanooga creating a city-wide draw from Signal Mountain, Lookout Mountain and North Georgia
- Centrally located with close proximity to downtown Chattanooga just along the Tennessee River
- 2 North Shore is the first LEED Core & Shell certified development in Chattanooga
- Minutes from the Walnut Street Bridge, Coolidge Park and Renaissance Park, a 21 acre urban wetlands



2 North Shore

Traffic Counts

Manufacturers Road	14,155 VPD
Frazier Avenue	19,269 VPD
Highway 27	62,264 VPD
North Market Street	10,070 VPD

Year: 2015 | Source: TDOT

Demographics

	1 MILE	3 MILE	5 MILE
Daytime Population	16,366	86,414	128,206
Current Est. Population	7,223	44,149	111,784
Avg. Household Income	\$62,226	\$51,523	\$51,932
Current Est. Households	3,115	18,331	46,216

Year: 2016 | Source: Esri



Live

Every renewed urban neighborhood is very close proximity by foot, bike or electric bus from nearly every major downtown employer, school, restaurant, entertainment venue or attraction. Chattanooga has won national awards for outstanding livability.



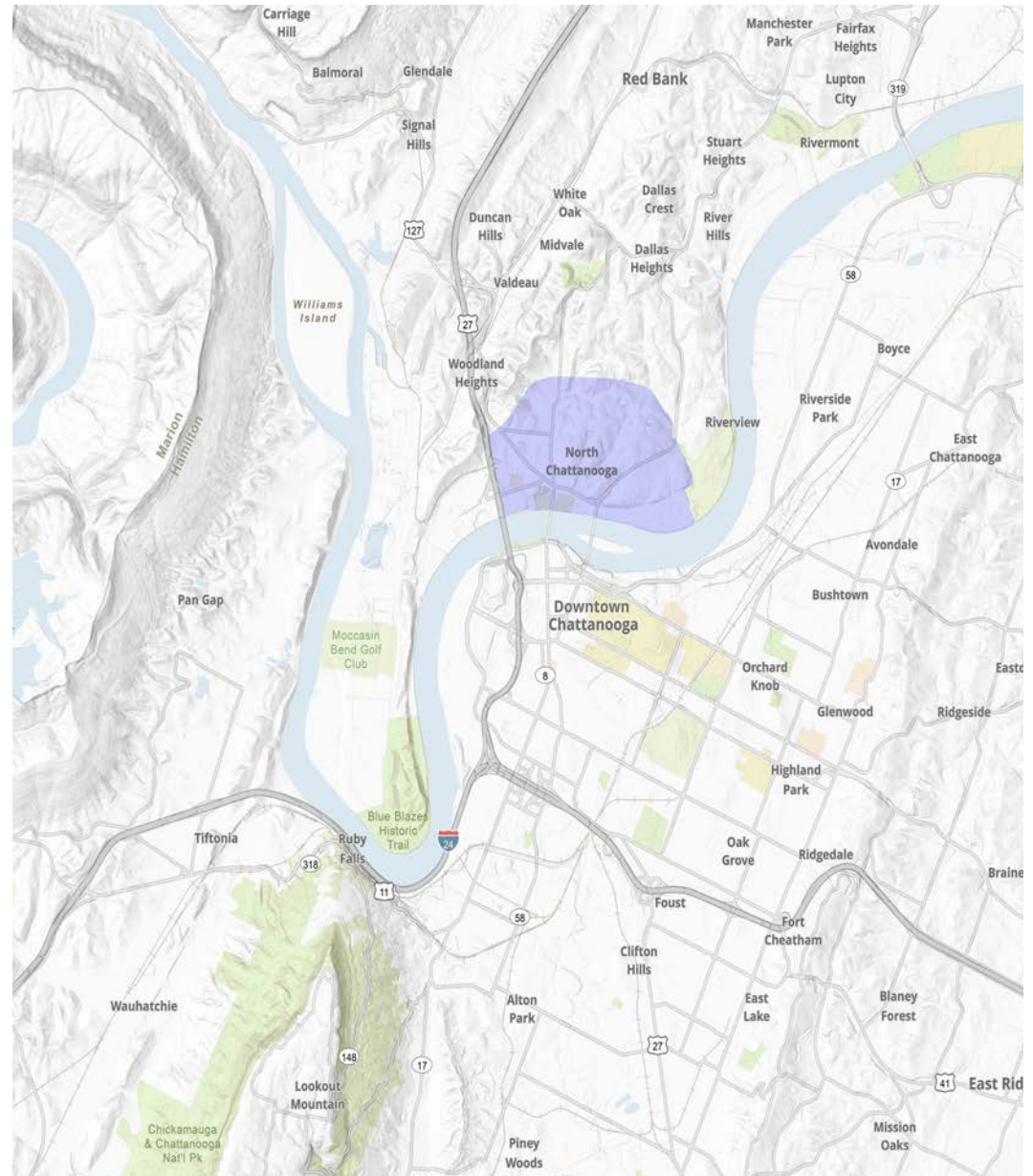
Work

The core of business activity is located downtown with 62,906 jobs or 32.6 percent of the area's employment within three miles of downtown. Over 3,800 firms, employing over 55,000 workers are located in downtown.

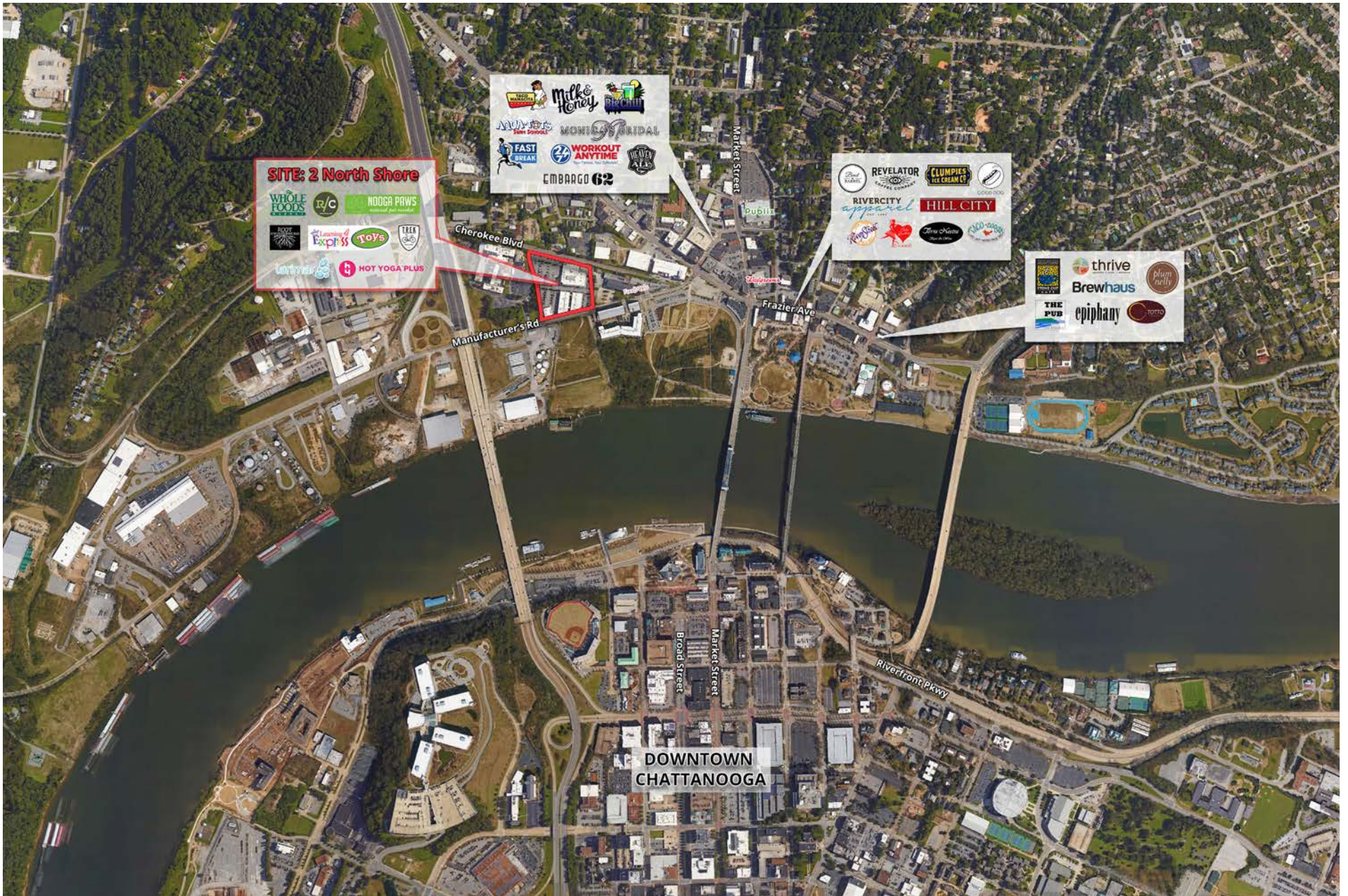


Play

Chattanooga is know for some of the best social events such as Nightfall Concert Series, RiverRocks, Wine over Water, Riverbend Festival, Head of the Hooch, Southern Brewer's Festival, 4 Bridges Art Festival and Riverfront Nights.



2 North Shore



2 North Shore



Free Electric Shuttle

The electric shuttle provides front-door transportation to attractions, the convention center, shopping, hotels & employment sites in the Downtown and North Shore areas. The shuttle is free of cost and wheelchair accessible.



Bike Chattanooga

Bike Chattanooga is a bicycle transit system with hundreds of bikes at over 33 stations, including a station at 2 North Shore. Each station has a touchscreen kiosk, neighborhood map, and docking points that release bikes using a member key or ride code.



Charging Stations

There are nearly 40 electric vehicle charging stations in the metro Chattanooga area including the Choo Choo, The Chattanooga, the Incline Railway, Ruby Falls, Tennessee Aquarium, and shopping centers such as 2 North Shore.



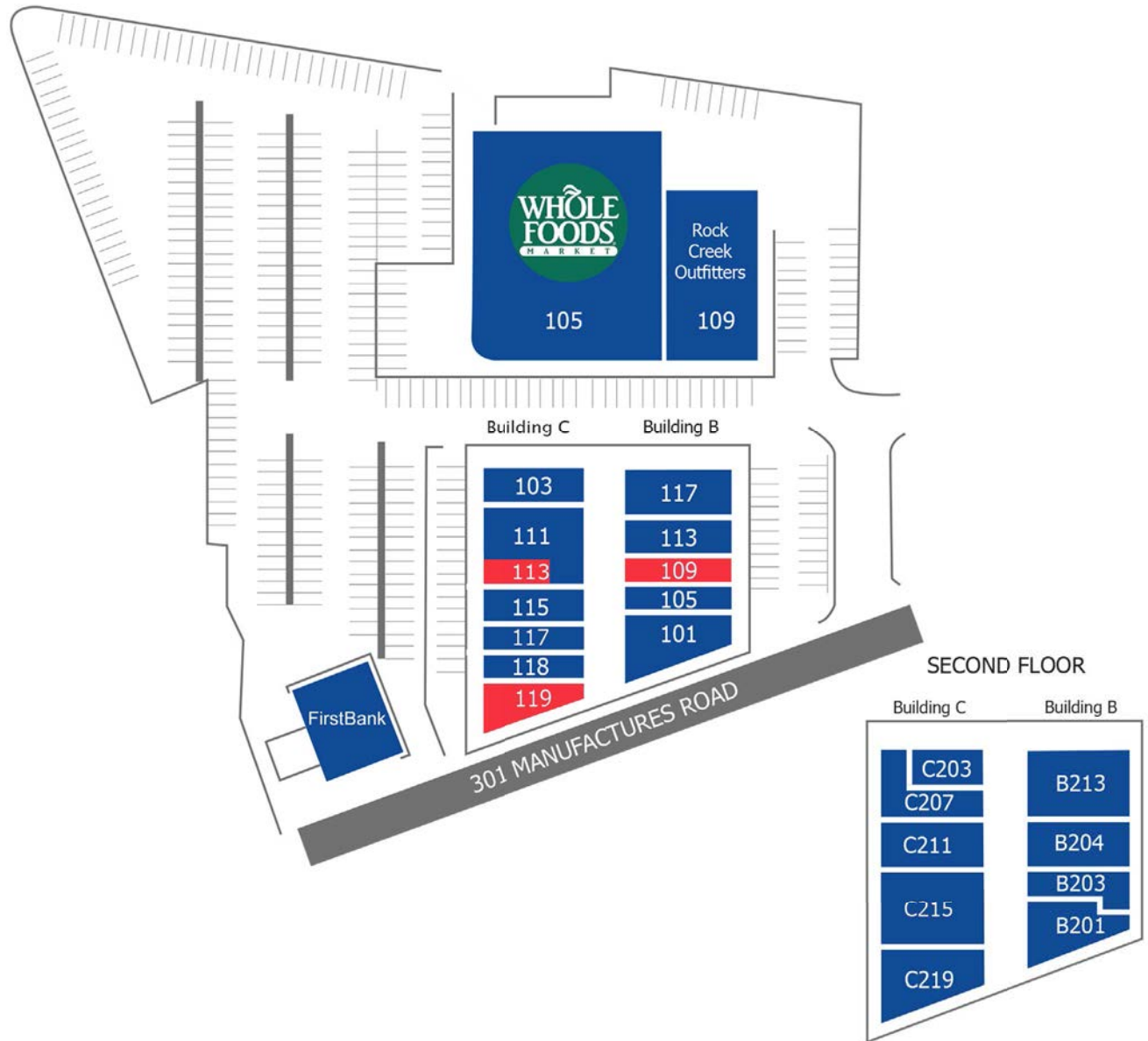
OUR NEIGHBORHOOD, OUR

North Shore

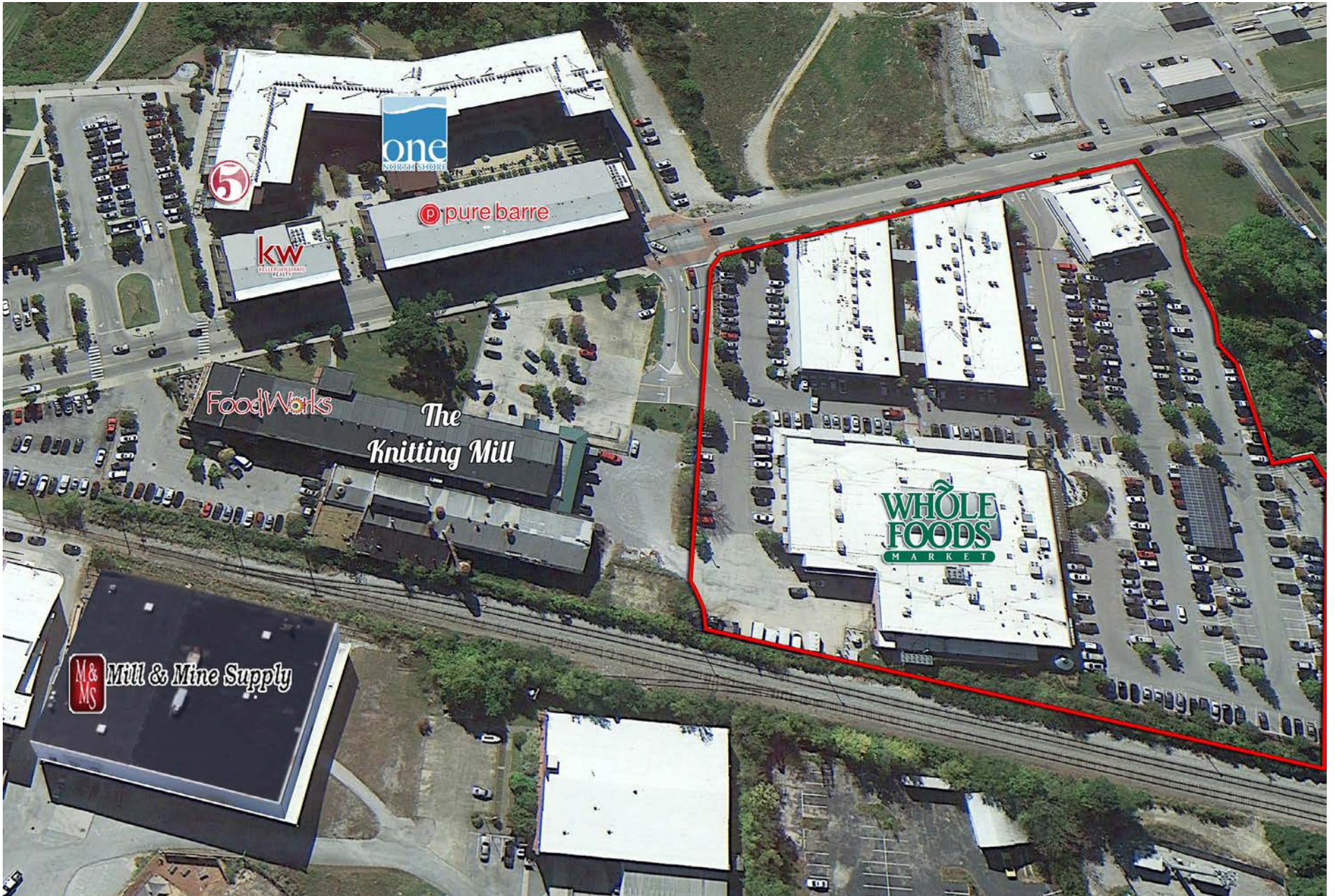
2 North Shore

ST	1st Floor Tenant	SF
A105	Whole Foods	27,932
A109	Rock Creek	9,284
B101	Dayle May Jewelers	2,656
B105	Fleet Feet Sports	2,496
B109	Available Soon	1,932
B113	Sandbox Children's Boutique	1,912
B117	Trek Bicycle Store	3,596
C103	Learning Express Toys	3,003
C113	Available	923
C111	Nooga Paws	3,671
C115	Chattanooga Shoe Company	1,893
C117	Cha Nails Coming Soon	1,938
C118	The Baggery	695
C119	Available Restaurant Space	3,900

ST	2nd Floor Tenant	SF
B201	Larimar Medical	4,181
B203	Vive for Women	1,964
B204	Healthy Glow Studio	1,788
B213	Hair A Go-Go	3,440
C203	Hot Yoga Plus	2,739
C207	BW Pediatric Dentistry	2,600
C211	Forte Fitness	1,749
C215	Tenant Coming Soon	3,031
C219	2 on the Roof	4,590
OP	FirstBank	6,500



2 North Shore



2

North Shore

SRS LEASING CONTACTS

Lily H. Heimburger

Vice President

404.231.1335

lily.heimburger@srsre.com

Adrienne Crawford

Vice President

678.420.1383

adrienne.crawford@srsre.com

2

North Shore

301 MANUFACTURERS ROAD
CHATTANOOGA, TENNESSEE

