



PRIME RETAIL SPACE FOR LEASE



Highly Visible Retail Spaces for Lease

AVAILABLE SPACE: 1,000-1,200 SF

1207 Taft Hwy | Signal Mountain, TN



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

RETAIL SPACES FOR LEASE

AVAILABLE SPACE: 1,000-1,200 SF

1207 Taft Hwy | Signal Mountain , TN



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

RETAIL SPACES FOR LEASE

AVAILABLE SPACE: 1,000-1,200 SF

1207 Taft Hwy | Signal Mountain, TN

LISTING HIGHLIGHTS

- **Ample Parking:** Convenient parking, ensuring easy access to customers and employees
- **Flexible Options:** 3-5 year lease options available
- **Convenient Location:** Less than 10 miles from Downtown Chattanooga
- **High Traffic Visibility:** Taft Hwy sees over 10,000 cars daily
- **Strong population growth** since 2000 of 4.2%
- **Immediate Occupancy:** Move-in ready space available
- **Versatile Usage:** Ideal for various business types, including retail outlets, office spaces, service centers, or studios/workshops
- **Growth Potential:** excellent opportunity to establish or expand your business in a thriving and strategic location
- **Pruetts Grocery** (across the street) sees 512,000 annual visits which is above Publix on Chattanooga's Northshore



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

RETAIL SPACES FOR LEASE

AVAILABLE SPACE: 1,060 SF / 1,285 SF / 1,870 SF

1207 Taft Hwy| Signal Mountain, TN



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Population	3,952	25,326	61,821
2029 Projected Population	3,930	25,599	62,548
Median Age	44.1	42.6	40.4
Households	1 Mile	3 Mile	5 Mile
2024 Households	1,431	10,854	27,250
2029 Projected Households	1,440	11,155	27,992
2024 Average Household Income	\$184,657	\$127,730	\$119,048
2029 Projected Household Income	\$211,907	\$146,000	\$137,199



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

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.



Kelly Fitzgerald
Senior Vice President of
Commercial Brokerage



615.714.6378



kelly.fitzgerald@svn.com



[secondstory.properties](https://www.secondstory.properties)



KELLY FITZGERALD

(615) 714-6378

[KELLY.FITZGERALD@SVN.COM](mailto:kelly.fitzgerald@svn.com)

800 MARKET ST STE 207, CHATTANOOGA, TN 37402

[WWW.SECONDSTORY.PROPERTIES](https://www.secondstory.properties)

423-682-8241