



2 North Shore

Chattanooga, Tennessee



INVESTING | MANAGING | DEVELOPING



For Leasing Information contact:

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301 Manufacturers Road, Chattanooga, TN 37405

98,347 SQUARE FEET
 TRAFFIC 14,155 VPD (Manufacturers Rd)
 TRAFFIC 19,269 VPD (Frazier Ave)
 TRAFFIC 62,264 VPD (Highway 27)
 TRAFFIC 10,070 VPD (North Market Street)

Property Highlights

- Beautifully situated on the Tennessee River just across from the landmark aquarium, the NorthShore is Chattanooga's most eclectic neighborhood, offering the best in local dining, shopping and living.
- 2 North Shore is the only LEED Gold certified shopping center in the region.
- Anchored by Whole Foods Market, cotenants include Fleet Feet Sports, Rock Creek Outfitters, The Learning Express and Trek Bicycle Store.

Demographics

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|------------------|---------------|---------------|---------------|
| Population | 16,336 | 86,414 | 128,206 |
| Median HH Income | \$62,226 | \$51,523 | \$51,932 |



| STE | TENANT | SF |
|--------|-----------------------------|--------|
| BLDG A | | |
| A105 | Whole Foods | 27,932 |
| A109 | Rock Creek Outfitters | 9,284 |
| BLDG B | | |
| B101 | AVAILABLE | 2,656 |
| B105 | Fleet Feet Sports | 2,496 |
| B109 | Leafy Street | 1,682 |
| B113 | Sandbox Children's Boutique | 2,262 |
| B117 | Trek Bicycle Store | 3,596 |
| B201 | Larimar Medspa | 4,181 |
| B203 | Vive Fitness | 1,964 |
| B204 | AVAILABLE | 1,788 |
| B213 | AVAILABLE | 3,440 |

| BLDG C | | |
|----------|---------------------------------|--------|
| C103 | Learning Express Toys | 3,003 |
| C111 | Nooga Paws | 3,671 |
| C113 | AVAILABLE | 923 |
| C115 | Chattanooga Shoe Co. | 1,893 |
| C117 | Cha Nails & Spa | 1,938 |
| C118 | AVAILABLE | 695 |
| C119 | AVAILABLE | 3,900 |
| C203 | Southern Soul Yoga | 2,739 |
| C207 | North Shore Pediatric Dentistry | 2,600 |
| C211 | Forte Fitness | 1,749 |
| C215 | Excel Rehab & Sports | 3,031 |
| C219 | AVAILABLE | 4,590 |
| BLDG D | | |
| OP | FirstBank | 6,500 |
| TOTALS | | |
| Total SF | | 98,413 |



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