

BROAD STREET

3301 Broad Street, Chattanooga, TN

10,300 SF

FOR LEASE



Property Features

- Adjacent to Foundry Station - Chattanooga's planned gateway mixed use project
- Foundry Station will be regional, mixed use project focused on entertainment, retail and residential
- TDOT is planning new ramps off of I-24 that will serve the South Broad/St. Elmo market
- 1 block from the River Walk Terminus at St. Elmo - runs from Downtown to Lookout Mountain
- 250' of frontage on South Broad and 265' depth on 33rd Street
- Signalized Intersection



SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.0176/-85.3226

RS1

3301 Broad St Chattanooga, TN 37408		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	2,614	42,229	106,489
	2023 Projected Population	2,804	45,294	113,827
	2010 Census Population	2,444	39,364	100,587
	2000 Census Population	3,352	38,196	98,652
	Projected Annual Growth 2018 to 2023	1.5%	1.5%	1.4%
	Historical Annual Growth 2000 to 2018	-1.2%	0.6%	0.4%
	2018 Median Age	36.4	33.3	36.1
HOUSEHOLDS	2018 Estimated Households	1,177	16,995	45,655
	2023 Projected Households	1,262	18,236	48,601
	2010 Census Households	1,059	14,829	41,041
	2000 Census Households	1,282	15,206	41,243
	Projected Annual Growth 2018 to 2023	1.4%	1.5%	1.3%
	Historical Annual Growth 2000 to 2018	-0.5%	0.7%	0.6%
RACE AND ETHNICITY	2018 Estimated White	24.7%	50.0%	59.4%
	2018 Estimated Black or African American	68.8%	38.6%	32.4%
	2018 Estimated Asian or Pacific Islander	1.3%	1.3%	1.4%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.7%	0.5%
	2018 Estimated Other Races	4.9%	9.3%	6.3%
	2018 Estimated Hispanic	4.7%	12.6%	7.8%
INCOME	2018 Estimated Average Household Income	\$36,235	\$56,118	\$62,049
	2018 Estimated Median Household Income	\$26,201	\$37,715	\$44,019
	2018 Estimated Per Capita Income	\$16,549	\$23,438	\$27,007
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	7.4%	6.6%	5.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	20.3%	15.6%	12.5%
	2018 Estimated High School Graduate	30.5%	28.0%	28.8%
	2018 Estimated Some College	16.2%	17.9%	19.5%
	2018 Estimated Associates Degree Only	6.0%	5.9%	6.7%
	2018 Estimated Bachelors Degree Only	13.3%	17.4%	17.8%
	2018 Estimated Graduate Degree	6.3%	8.6%	9.5%
BUSINESS	2018 Estimated Total Businesses	370	4,516	7,384
	2018 Estimated Total Employees	3,843	76,800	111,304
	2018 Estimated Employee Population per Business	10.4	17.0	15.1
	2018 Estimated Residential Population per Business	7.1	9.4	14.4

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