

Ground Floor Office Condo: The Loveman's Building

807 CHERRY STREET

Chattanooga, TN 37402

PRESENTED BY:

NATALIE HOSTETLER

O: 423.682.8241

natalie.hostetler@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
TYPE:	OFFICE CONDO
AVAILABLE SF:	5,887 SF
YEAR BUILT:	1875
RENOVATED:	2019
ZONING:	Commercial

NATALIE HOSTETLER
O: 423.682.8241
natalie.hostetler@svn.com

PROPERTY OVERVIEW

Built in 1875 and home of the famous D.B Loveman’s and Co., Chattanooga’s first department store, this iconic building has been tastefully and meticulously re-developed and divided into commercial and residential condominium units. The valuable commercial units rarely change hands, and Second Story/SVN is proud to offer for sale a first floor office condo in this building. The unit is a perfect office for an owner/user, or investor seeking to own a piece of this historic landmark.

PROPERTY HIGHLIGHTS

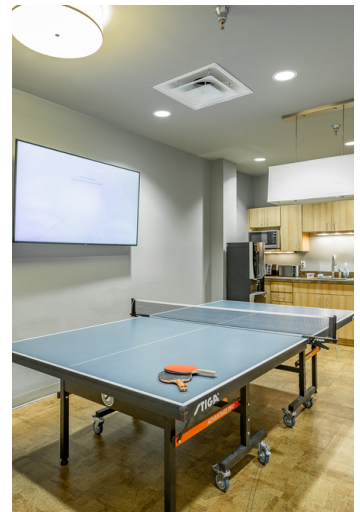
SILVER LEED CERTIFIED BUILDING

COVERED, ATTACHED PARKING GARAGE

FURNITURE CAN BE INCLUDED IN SALE

STREET LEVEL DIRECT ENTRANCE + SIGNAGE

ADDITIONAL PHOTOS



NATALIE HOSTETLER

O: 423.682.8241

natalie.hostetler@svn.com

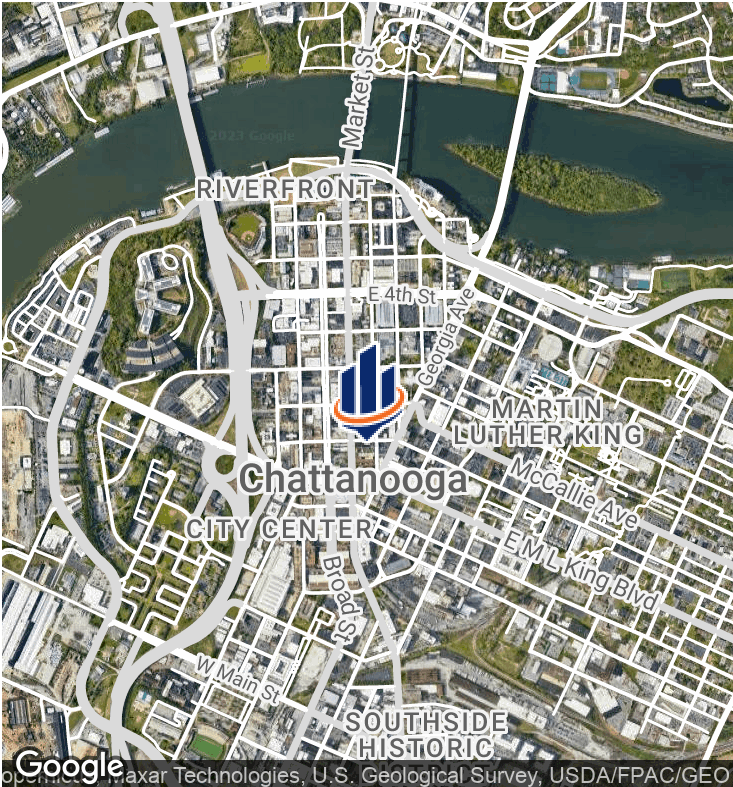
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,821	42,162	108,123
AVERAGE AGE	34.1	34.3	34.8
AVERAGE AGE (MALE)	31.5	32.9	33.1
AVERAGE AGE (FEMALE)	41.4	36.4	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,888	17,907	45,736
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$35,822	\$44,384	\$47,537
AVERAGE HOUSE VALUE	\$560,352	\$241,425	\$192,078

* Demographic data derived from 2020 ACS - US Census



NATALIE HOSTETLER
O: 423.682.8241
natalie.hostetler@svn.com

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	The Loveman’s Building
PROPERTY TYPE	Office
BUILDING SIZE	5,887 SF
YEAR BUILT	1875
YEAR LAST RENOVATED	2019
FLOOR	First

Built in 1875 and home of the famous D.B Loveman’s and Co., Chattanooga’s first department store, this iconic building has been tastefully and meticulously re-developed and divided into commercial and residential condominium units. The valuable commercial units rarely change hands, and Second Story/SVN is proud to offer for sale a first floor office condo in this building. The unit is a perfect office for an owner/user, or investor seeking to own a piece of this historic landmark.



NATALIE HOSTETLER
O: 423.682.8241
natalie.hostetler@svn.com