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Two North Shore

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Two North Shore is Chattanooga's premier in-town shopping destination. Chattanooga's vibrant North Shore community is dramatically transforming and Two North Shore is proud to be part of this spectacular change.



AERIAL VIEW

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Anchoring Two North Shore are the popular organic and natural food retailer Greenlife Grocery (27,898 sq. ft.) and Rock Creek Outfitters (9,500 sq. ft.).

Both Greenlife, www.greenlifegrocery.com, and Rock Creek Outfitters, www.rockcreek.com, draw customers from a greater than 10-mile radius that includes Lookout Mountain, north Georgia, Signal Mountain, Red Bank, Hixson and Chickamauga Lake.

Based on their highly successful locations in Chattanooga and Asheville, NC, Greenlife Grocery is projecting an average of 2,000 to 4,000 customers per day.

In addition to Greenlife and Rock Creek Phase One of Two North Shore is home to: Bill Shoes Frames & Gallery, one of Chattanooga's oldest and most acclaimed art galleries; New Moon Gallery, a unique gift shop selling a variety of great merchandise; The Willa Collection, selling upscale womens' fashions; Wiggle Worm, a children's clothing, furniture, bedding and furnishings boutique; and Larimar Medical Day Spa. Additional retail and office space is immediately available in Phase One.

Phase Two, which will include the children's toy store, Learning Express, will be opening in the 3rd quarter of 2008 and has approximately 13,000 sq.ft. of retail space and approximately 14,500 sq.ft. of office space available. For leasing

information contact [Penny Steele](#).

Location and Demographic Overview

This upscale retail center is located in the North Shore district on Manufacturer's Road, across the Tennessee River from downtown Chattanooga. The North Shore has experienced a major transformation over the past fifteen years and according to the 2005 Chattanooga Downtown Plan, "comes as close to the ideal mixed-use district as any in the city—a true reflection of the live, work, play ethic."



SITE PLAN

Click on image for larger view

Accessibility to the site on Manufacturer's Road is excellent. It is located less than a quarter mile east of US Highway 27, which links the North Shore to downtown and interstates I-24, I-75 and I-59. The city's location near the junctions of these interstates provides direct access to Nashville, Knoxville, Birmingham, Atlanta and all points in between.

The 2005 Chattanooga Metropolitan Statistical Area (MSA) population is 492,047. The population within a 10-mile radius of Two North Shore is 250,185 with an average family income of \$63,455. The total number of daytime employees within a 3-mile radius is 60,649.

Major employers in the Chattanooga Metropolitan Statistical Area (MSA) are McKee Foods Corporation, Blue Cross Blue Shield, CIGNA Corporation, Erlanger Medical Center, Memorial Healthcare, Synthetic Industries, UnumProvident, and the Tennessee Valley Authority.

Other Relevant Statistics

The Tennessee Aquarium, Civil War battlefields, Ruby Falls, Rock City and the River Bend Festival, as well as outdoor activities such as white water rafting and paddling, hiking, fishing, hang gliding, cycling and rock climbing, draw more than 8 million tourists to the city every year. Many of these tourists gravitate towards downtown, enjoying diverse social and cultural events and destinations. The North Shore has greatly benefited from an internationally recognized urban revitalization plan. For example, the Walnut Street Bridge, once slated for demolition, has become one of downtown's greatest assets as a pedestrian bridge that links downtown to Frazier Avenue, Coolidge Park and the rest of the North Shore.



LEASE PLAN

Click on image for larger view

Although downtown has primarily been a business location in Chattanooga, it is now experiencing tremendous residential growth. Many current downtown and North Shore construction projects are mixed-use commercial and residential. Hundreds of new residential condominium and apartment units have been recently completed or are currently under construction.

For more information download our [2 North Shore Sales Brochure](#) (requires Adobe

Reader)



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