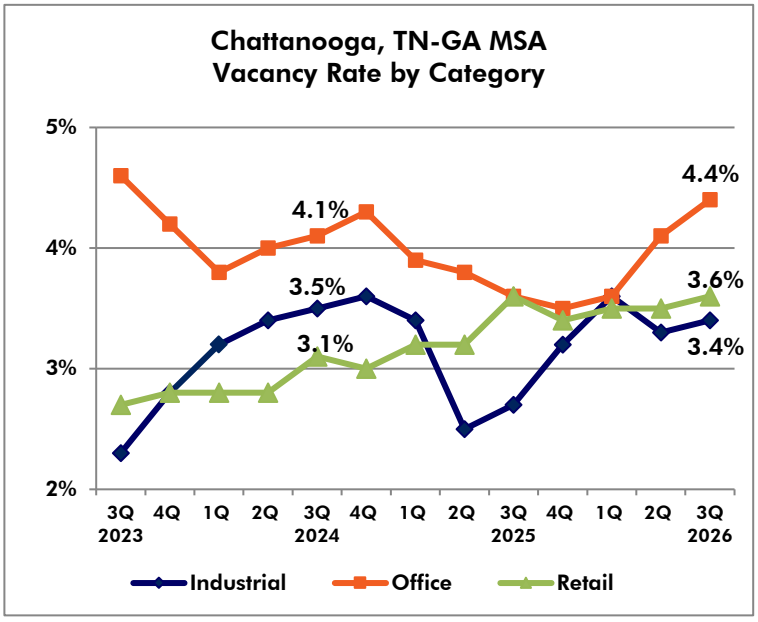
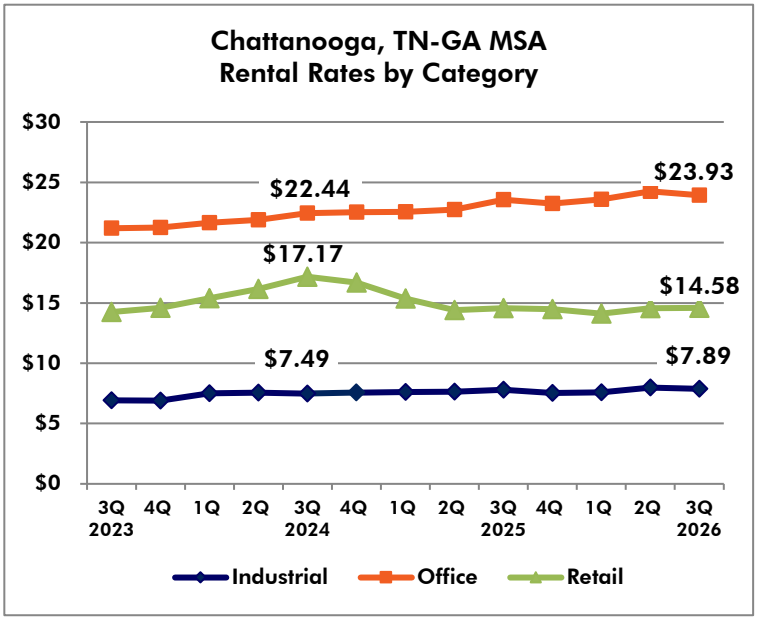
CHATTANOOGA TENNESSEE
Real Estate

CHATTANOOGA AREA CHAMBER

Industrial Market	3rd Q 2025	2nd Q 2026	3rd Q 2026	% Change 3rd Q 25-3rd Q 26	% Change 2nd Q 26-3rd Q 26
Industrial Vacancy Rate	2.7%	3.3%	3.4%	25.9%	3.0%
Net Industrial Absorption	83,646	177,892	229	-99.7%	-99.9%
Average Industrial Rental Rate-per sq. ft.	$7.80	$7.98	$7.89	1.2%	-1.1%
Total Industrial Inventory - sq. ft.	65,128,842	65,378,042	65,411,442	0.4%	0.1%
Total Industrial Vacant - sq. ft.	*1,731,671*	*2,173,709*	*2,206,880*	*27.4%*	*1.5%*
Office Market					
Office Vacancy Rate	3.6%	4.1%	4.4%	22.2%	7.3%
Net Office Absorption	54,045	-131,582	-59,340	-209.8%	-54.9%
Average Office Rental Rate - per sq. ft.	$23.55	$24.25	$23.93	1.6%	-1.3%
Total Office Inventory - sq. ft.	23,540,185	23,540,185	23,548,365	0.0%	0.0%
Total Office Vacant - sq. ft.	*847,580*	*976,806*	*1,044,326*	*23.2%*	*6.9%*
Retail Market					
Retail Vacancy Rate	3.6%	3.5%	3.6%	0.0%	2.9%
Net Retail Absorption	-168,737	103,451	-35,159	-79.2%	-134.0%
Average Retail Rental Rate - per sq. ft.	$14.55	$14.57	$14.58	0.2%	0.1%
Total Retail Inventory - sq. ft.	41,461,535	41,629,728	41,629,728	0.4%	0.0%
Total Retail Vacant - sq. ft.	*1,509,301*	*1,450,229*	*1,485,388*	*-1.6%*	*2.4%*





Source: CoStar Group

Statistics are for the Chattanooga Metropolitan Statistical Area (MSA) which includes Hamilton, Marion and Sequatchie counties in TN and Catoosa, Dade and Walker counties in GA.