BHGRE COMMERCIAL

3632 CLOUD SPRINGS ROAD,
RINGGOLD GA 30736

Cloud Springs Commercial Site
Less than 1 Mile to I-75 and Costco

±5.99 Acres | C-1 Zoning | ±375’ Frontage

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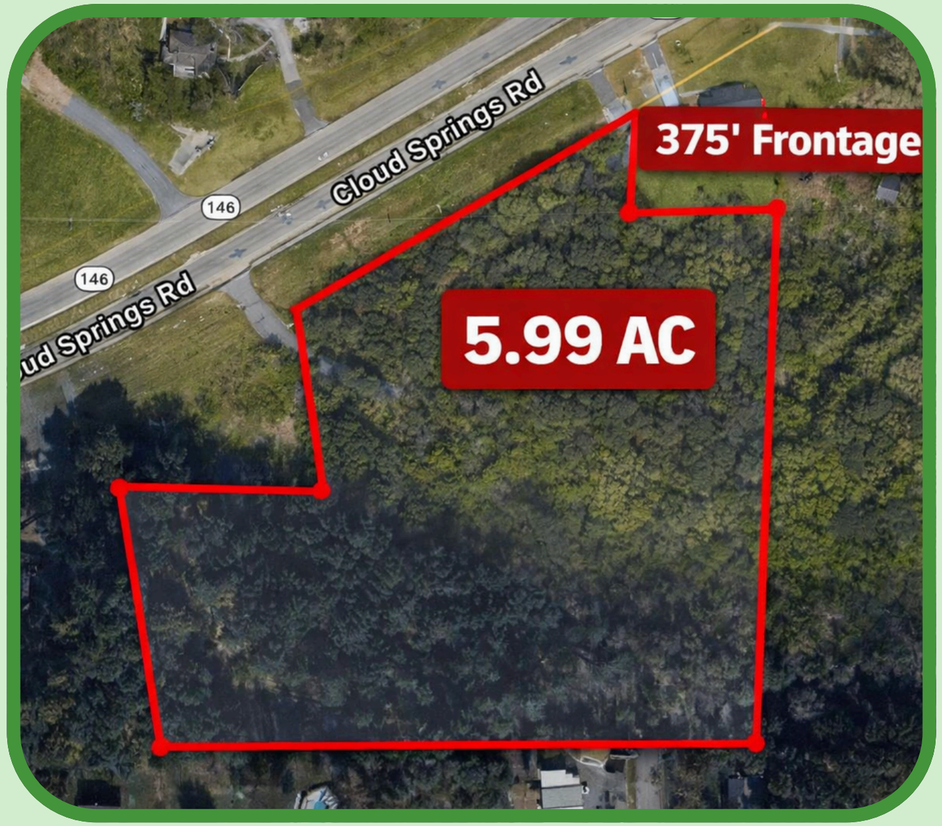

Property Description:

Prime ±5.99-acre commercial development site located along the high-growth Cloud Springs corridor, less than 1 mile to I-75 and Costco. The property offers strong visibility, access, and positioning for retail, QSR, medical, and service users, supported by consistent traffic counts and surrounding residential expansion.

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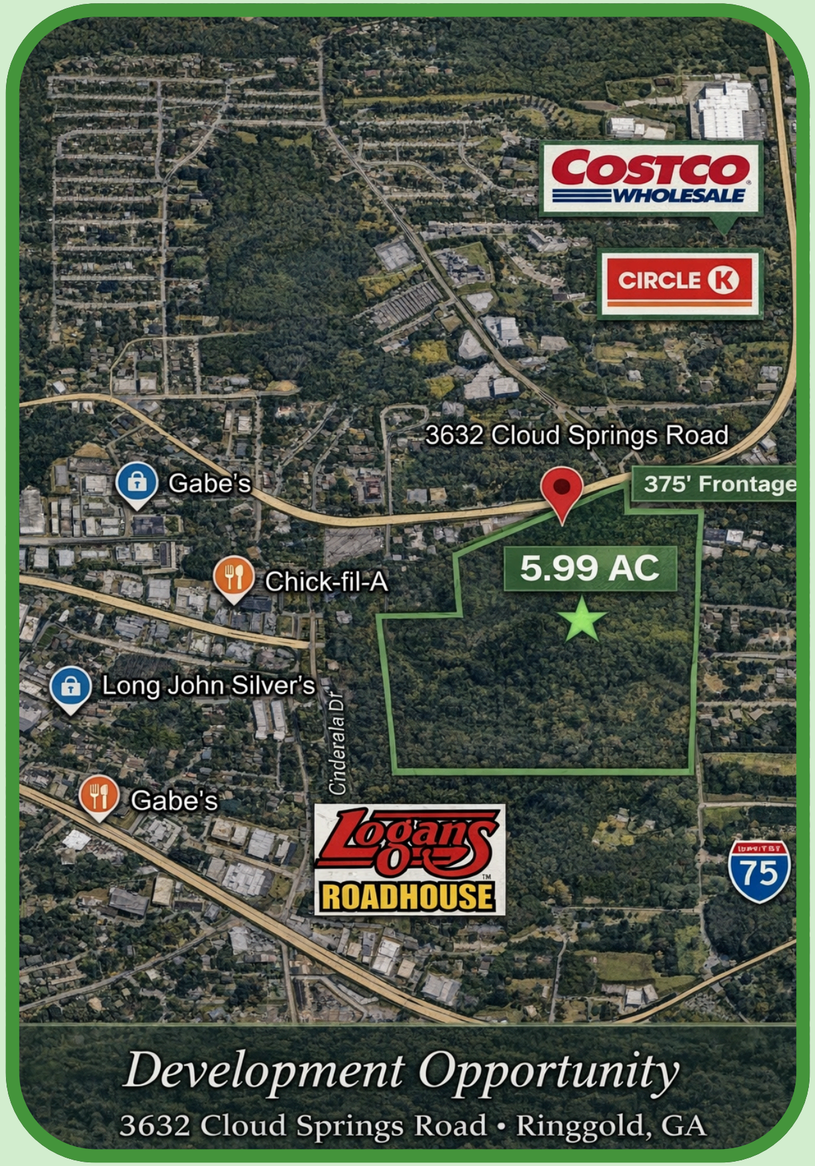
Key Investment Highlights

- ±5.99 Acres | C-1 Zoning
- Flexible commercial zoning allowing a wide range of retail and service uses
- ~375 Feet of Frontage
- Strong visibility and access along Cloud Springs Road
- Less Than 1 Mile to I-75 & Costco
- Direct access to a major regional retail anchor and interstate connectivity
- High-Traffic Corridor
- ±22,000 AADT supporting retail and service demand
- No Floodway Impact | Predominantly Zone X
- Usable site—rare for this corridor
- Surrounded by Residential Growth
- Positioned to capture expanding rooftops in Ringgold / East Brainerd corridor
- Ideal for Retail, QSR, Medical, or Service Users
- Strong demographics and traffic support multiple development strategies



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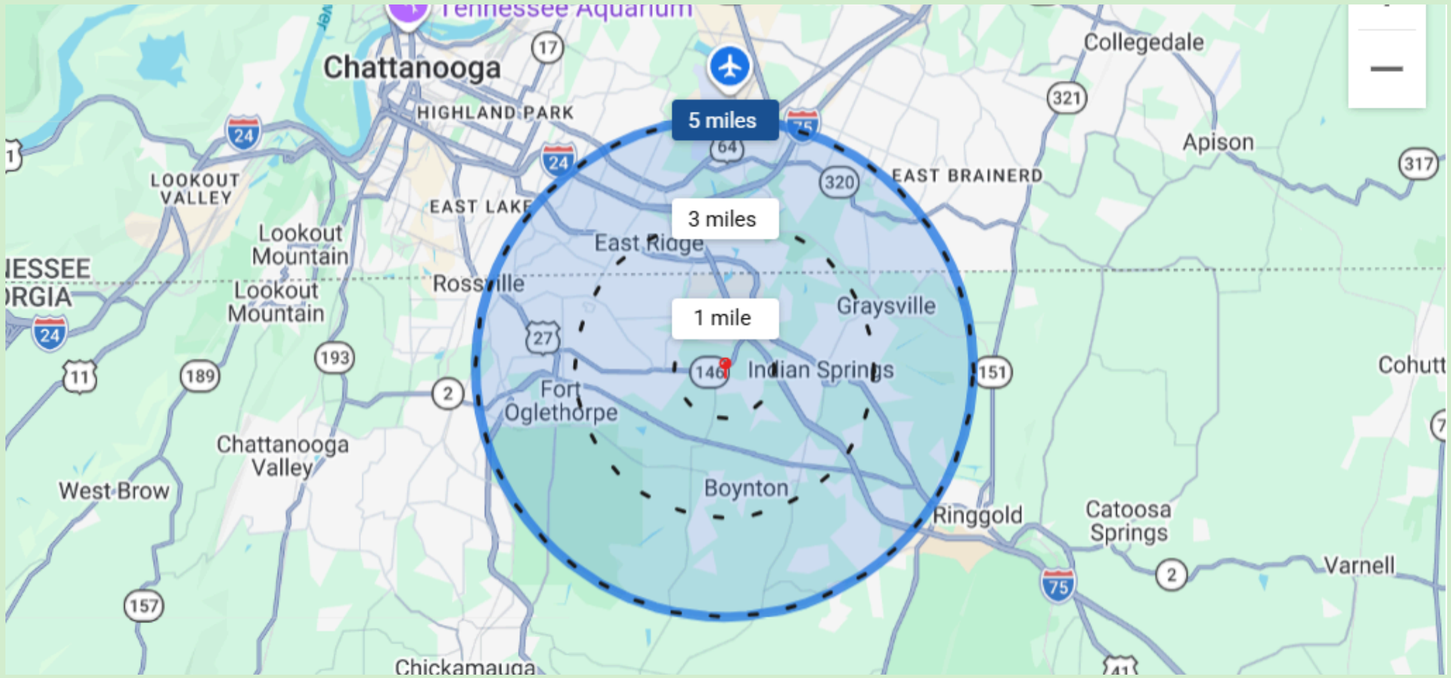

Population	1 Mile	3 Miles	5 Miles
Total Population	4,841	37,868	83,521
Average Age	43	41	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,164	16,549	35,777
# of Persons per HH	2.2	2.3	2.3
Average HH Income	$84,064	$99,421	$113,688
Average House Value	$275,446	$326,881	$403,679

Demographics data derived from AlphaMap