



# FOR LEASE

VACANT - IMMEDIATE OCCUPANCY

## FREE STANDING QSR or FAST FOOD

### Directly on Ringgold Road

### 6105 Ringgold, Chattanooga, TN 37412



**Tobin Real Estate** is pleased to exclusively represent the owner in the leasing of 6105 Ringgold Road, East Ridge, Tennessee (Chattanooga) 37214, a free standing and equipped second generation QSR restaurant with drive through in a highly desirable location. This is a Former Popeye's Chicken with fantastic frontage, and visibility, excellent ingress and egress, great signage and high traffic counts at the traffic signal of Ringgold Road and Spring Creek Road. This asset generates a separate annual income from Billboard income. The property is a 0.88-acre parcel of land with a 2,380 S.F. building with an existing drive through. The State of Tennessee has no State Income Tax.

The property is strategically located in the heart of East Ridge on the main corridor of Ringgold Road, which is positioned in the Chattanooga MSA, which benefits from 136,576 full-time residences with an average household income exceeding \$65,000.00 annually within a 5-mile radius and over 550,000 annual visitors being minutes from the Chattanooga Airport. It's ideally positioned off I-75 (97,613 VPD) that intersects with I-24 (102,680 VPD) and exits onto Ringgold Road (26,664 VPD) all of which serve the greater Chattanooga Metro area.

The property is surrounded by multiple traffic drivers and national tenants, including Downtown Chattanooga, Chattanooga Airport, Top Golf, Bass Pro Shop, Walmart Supercenter, Costco, Twin Peaks, Camping World, Food City, Southern Honda Motorsports, Chic-fil-A, Lookout Mountain, Walgreen's, Taco Bell, Mc Donald's, AMC Chattanooga 18, Historic District, Parkridge Hospital, United States Post Office, as well as many more.

| Demographics          | 1 mi     | 3 mi     | 5 mi     |
|-----------------------|----------|----------|----------|
| Population            | 6,421    | 55,076   | 136,576  |
| Median HH Income      | \$46,851 | \$59,714 | \$62,571 |
| Population Median Age | 38.2     | 39.3     | 37.8     |
| Households            | 2,840    | 24,239   | 57,386   |

Tested. Trusted. Tobin.

## Investment

## Highlights

- Built 2015
- Lot Size: 0.88 Acres
- GLA 2,380 S.F.
- Ringgold Road Main Corridor
- Very good condition
- Free standing QSR with drive through
- Second Generation Restaurant (Equipped)
- Direct frontage on Ringgold Road at intersection of Spring Creek Road
- Easy ingress and egress
- Over 26,664 VPD on Ringgold Road, I-75 (97,613 VPD) and I-24 (102,680 VPD)
- Pylon signage and ample parking
- Average Household Income within a 5-mile radius \$65,000.00
- 136,576 full-time residences within a 5-mile radius
- Property can be repurposed for other commercial uses
- Multiple traffic drivers in immediate area

### **Louie Granteed**

**Senior VP of Real Estate**

**1101 Ben Tobin Drive**

**Hollywood, Florida 33021**

**954-868-4163**

**LGranteed@TobinRealEstate.com**

### Broker of Record

New England Commercial Brokerage, Inc.

**Andrew T. Knight, President**

**860.648.1600**

**necbinc@gmail.com**

**TN License #354547**