

For Sale



±10,500 VPD



Ringgold Rd

±1 AC
Zoned C2

±1 AC Commercial Site

6731 Ringgold Road • East Ridge, TN 37412



FOR SALE

Sale Price	\$699,000
Lot Size	±1 Acre
Zoning	C2 (Community Commercial)
Market Area	Outlying Chattanooga

OFFERING HIGHLIGHTS

Versatile Commercial Site

- Flexible development site suitable for retail, service, or experiential uses
- Ample on-site parking

Convenient East Ridge Location

- Surrounded by national retailers and residential neighborhoods
- Anchored by established multi-merchant marketplace (Mercantile at the Ridge)

Strong Regional Connectivity

- Easy access to I-75 (less than ½ mile)
- Positioned within a high-traffic retail corridor, ¼ mile north of the GA/TN border
- Proven customer draw from both local and regional traffic (TN-GA corridor)

DEMOGRAPHICS



**TOTAL
POPULATION**

1-Mile	3,584
3-Miles	47,828
5-Miles	125,525



**AVERAGE
AGE**

43
41
42



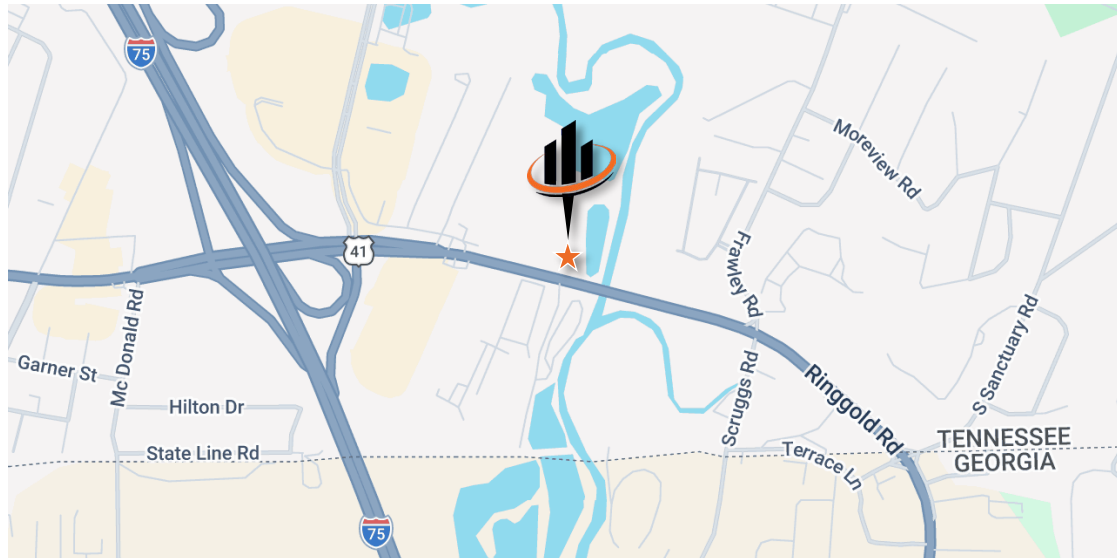
**AVG HH
INCOME**

\$74,557
\$79,023
\$84,943



**AVERAGE
HOME**

\$298,209
\$297,400
\$299,959





1-75
Flea Market



Public
Storage

Ext 1A
Fireworks

Ringgold Rd

±10,500 VPD



CIRCLE K

±1 AC
Zoned C2

Dixieland
Fireworks



EXCLUSIVELY LISTED BY:

Cage Cary, CCIM
Brokerage Advisor | TN #370241
770.335.2672
cage.gary@svn.com



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