



# 5512 Ringgold Road

Chattanooga, Tennessee

Offering: \$1,785,000 | 1.2 ± Acres



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# offering summary

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This commercial property presents an exceptional opportunity for entrepreneurs and business owners seeking a prime location in Chattanooga, Tennessee. Located on bustling Ringgold Road, this property offers high visibility and accessibility, making it an ideal choice for various commercial ventures, is well suited for redevelopment, and or a CapX opportunity.

This commercial property is well-suited for a range of businesses. Its prime location, ample parking, and modern infrastructure make it an attractive investment opportunity for entrepreneurs looking to establish or expand their business presence in Chattanooga.

## KEY FEATURES:

- **Located within 1.3 ± miles of Interstate 75 and 24 allowing for easy Interstate access**
- **Proximity to Amenities: Close proximity to shopping centers, restaurants, and other amenities provides convenience for customers and employees alike**
- **The property is within the lines of the Border Region Act map, allowing the property to qualify for tax incentives offered by the City of East Ridge (Border Region Act). For more information please contact the listing broker to learn why a ZERO BASE Property is a plus for this offering and to better understand the potential incentives. Multiple businesses have relocated to East Ridge to take advantage of these incentives, visit [www.eastridgetn.gov](http://www.eastridgetn.gov).**
- **Versatile Space: The property features a versatile layout, suitable for a wide range of commercial uses, and or redevelopment (23,100 ± Sq. Ft.)**
- **Ample Parking: Ample parking space is available, ensuring convenience for both customers and employees. Additional land at the corner is included for expansion**



**\$1,785,000**  
OFFERING PRICE



**±232'**  
FRONTAGE



**±1.2 AC**  
SITE SIZE



**C2 & C6**  
ZONING

# offering highlights

ADDRESS:  
**5512 Ringgold Rd**

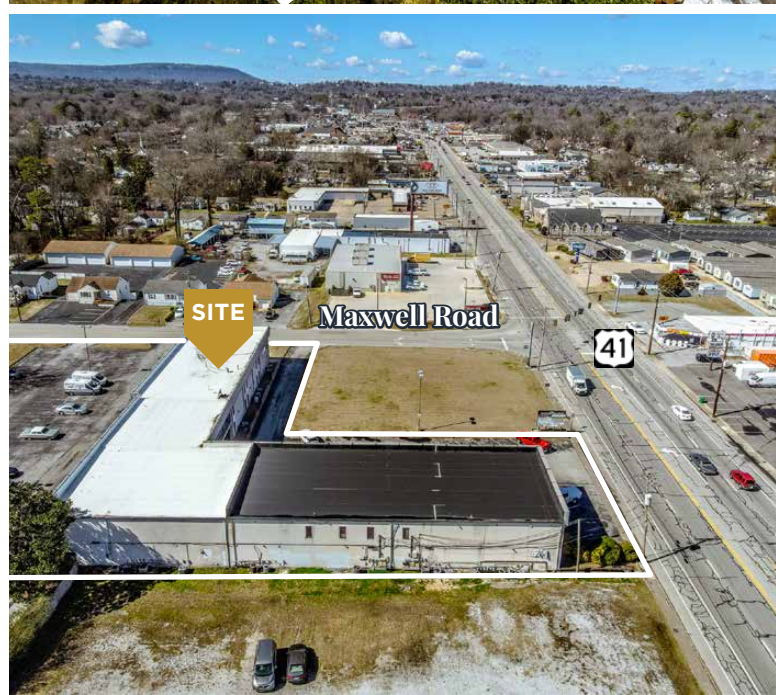
APN/ PARCEL ID:  
**169K-B-001**

TAXING JURISDICTION:  
**East Ridge/Hamilton County**

ZONING:  
**C2**

LOT SIZE/ TOTAL SQ FT:  
**1.2**

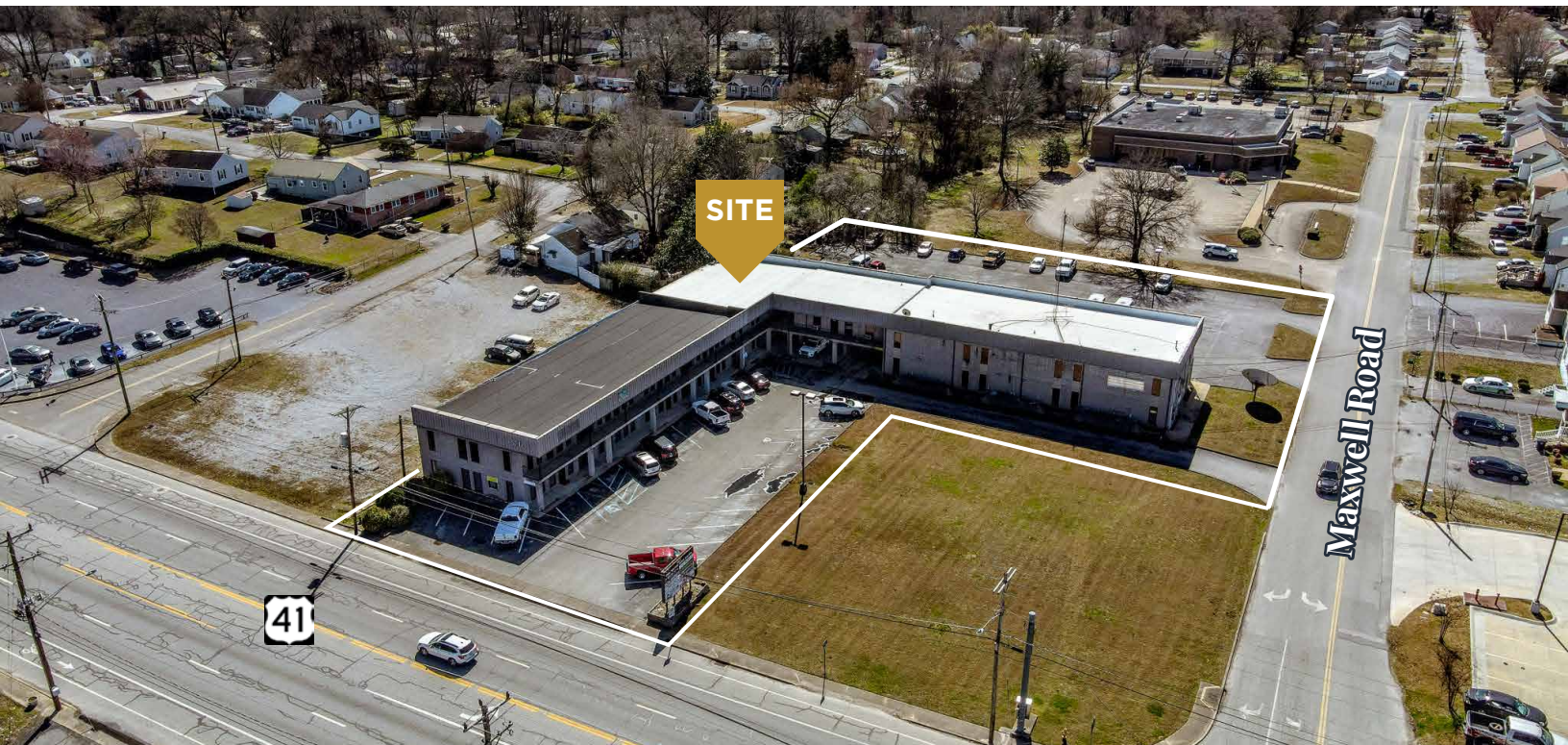
TRAFFIC COUNTS VPD:  
**25,000 ± Vehicles per day**



# *aerial* **view**



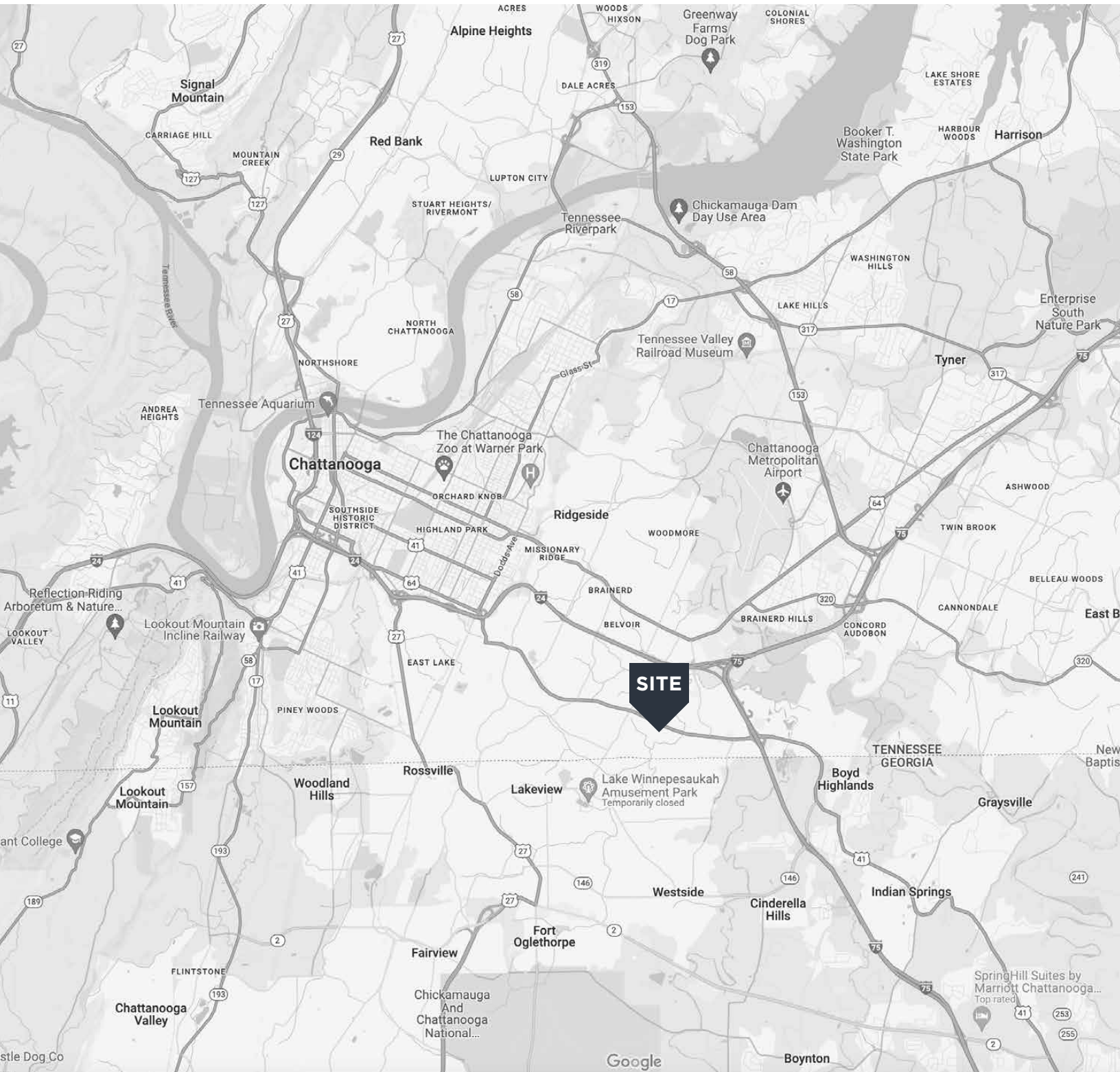
# *aerial* view



# *nearby* amenities map



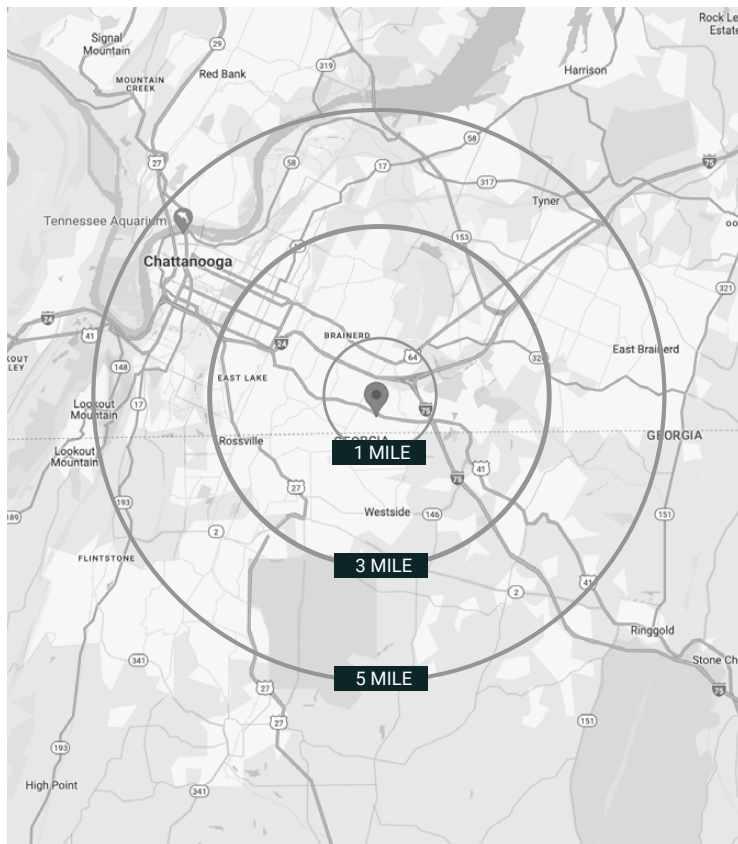
# regional map





# area demographics

Population	1 MILE	3 MILE	5 MILE
2023 Total Population	9,565	59,397	135,480
2028 Population	9,670	59,618	136,244
Pop Growth 2023-2028	+ 1.10%	+ 0.37%	+ 0.56%
Average Age	41	41	40
Households	1 MILE	3 MILE	5 MILE
2023 Total Households	4,284	25,717	55,830
HH Growth 2023-2028	+ 0.98%	+ 0.23%	+ 0.39%
Median Household Income	\$46,098	\$49,536	\$46,639
Average Household Size	2.20	2.30	2.40
2023 Average HH Vehicles	2.00	2.00	2.00
Median Home Value	\$126,693	\$139,396	\$143,449
Median Year Built	1958	1964	1965



## KEY FACTS - 5 MILES

**135,480**

POPULATION

**40**

MEDIAN AGE

**2.40**

AVG. HH SIZE

## HOUSEHOLDS - 5 MILES



**\$46,639**

MEDIAN  
HH INCOME



**55,830**

TOTAL  
HOUSEHOLDS



**\$143,449**

MEDIAN  
HOME VALUE

# market overview

**Chattanooga** stands as a beacon of diversity and charm, seamlessly blending natural splendor, cultural heritage, and economic vitality. Renowned for its iconic landmarks like the world's longest pedestrian bridge and largest freshwater aquarium, Chattanooga also leads in innovation, being the first in the US to introduce gigabit internet service, showcasing its progressive, tech-savvy ethos.

At the forefront of innovation and entrepreneurship, Chattanooga fosters a dynamic startup ecosystem, lauded by Forbes for its affordability for tech workers and recognized by Inc. Magazine and SmartAsset as an optimal location to launch new ventures.

Yet, Chattanooga's commitment extends beyond business success; it champions sustainability, implementing measures to minimize its ecological footprint. This dedication to green initiatives has garnered accolades, earning Chattanooga recognition as one of the greenest cities in the US by WalletHub and one of the premier places to reside according to Outside Magazine.

One of the most  
**Affordable  
Cities**

For Tech Workers  
- FORBES

Exceptional Place to  
**Start a  
Business**

- INC. MAGAZINE &  
SMARTASSET

One of the  
**Greenest  
Cities**

*in the US*  
- WALLETHUB

One of the  
**Best Places  
to Live**

*in the US*  
- OUTSIDE MAGAZINE

# market overview

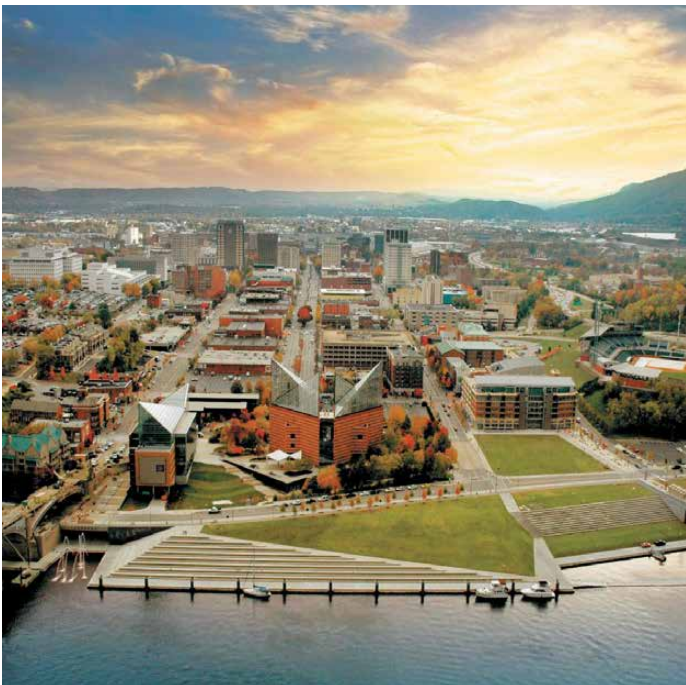
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**Chattanooga** beckons outdoor enthusiasts with its plethora of recreational opportunities. Boasting over 50 trailheads, 200 miles of mountain biking trails, 100 climbing routes, and 30 miles of scenic riverfront, it stands as a paradise for adventure seekers. Beyond its natural wonders, the city pulsates with a vibrant cultural scene and a globally-inspired culinary landscape, adding to its magnetic charm.

Throughout the year, Chattanooga hosts a plethora of events that draw artists and audiences from far and wide, including the renowned Riverbend Music Festival, the enchanting Nightfall Concert Series, and numerous other cultural celebrations.

For families, Chattanooga offers a wealth of attractions sure to delight both young and old. From the captivating exhibits of the Chattanooga Zoo and the mesmerizing displays at the Tennessee Aquarium to the nostalgic rides of the Tennessee Valley Railroad Museum, there's no shortage of fun and educational experiences to be had.

Delving into the city's rich history is equally captivating, with iconic landmarks like Ruby Falls, Rock City Gardens, and the Incline Railway offering immersive glimpses into Chattanooga's storied past. Whether seeking outdoor adventures, cultural experiences, or family-friendly outings, Chattanooga promises an unforgettable blend of excitement and discovery.



The real estate market in Chattanooga is thriving and expanding, presenting alluring prospects for both investors and prospective homeowners. This flourishing market mirrors the city's escalating population, income levels, employment opportunities, and property values, paralleled by the continuous development of urban and suburban areas.

Chattanooga, a city of warm hospitality and cultural richness, has earned acclaim from National Geographic as one of America's happiest cities, from U.S. News & World Report as a top destination for retirement, and from the Matador Network as one of America's coolest towns. It's a city where the threads of history, culture, commerce, and recreation seamlessly weave together, crafting a distinctive and inviting haven for everyone.

# market overview

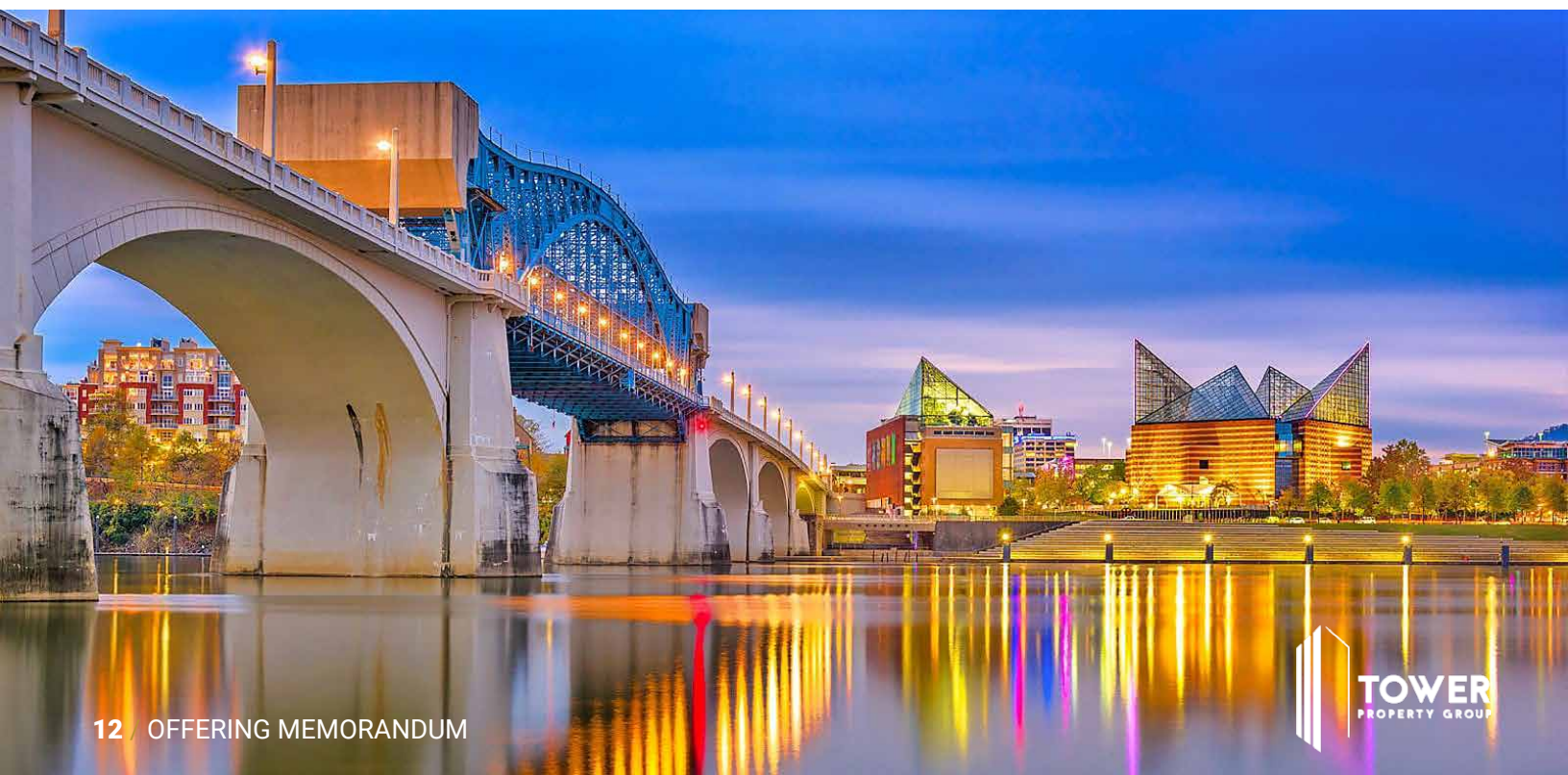


**Chattanooga** flaunts a dynamic and flourishing economy that has seen remarkable growth in recent times. A pivotal force behind the city's economic prosperity is its robust manufacturing sector. Chattanooga plays host to several prominent manufacturing enterprises, with Volkswagen notably operating its sole U.S. manufacturing facility within city limits. These industry giants not only generate abundant employment opportunities but also draw in a web of suppliers and auxiliary businesses, fortifying the local economy even further.

Additionally, Chattanooga's economy benefits significantly from its thriving tourism sector. The city's natural allure, characterized by picturesque mountains, the meandering Tennessee River, and a plethora of outdoor recreational pursuits, entices visitors from across the nation.

## 10 LARGEST EMPLOYERS IN CHATTANOOGA

EMPLOYER	EMPLOYEES
Erlanger Health System	7,870
BlueCross BlueShield of Tennessee	5,193
Hamilton County Schools	4,674
Tennessee Valley Authority	3,501
McKee Foods Corp.	3,100
Unum	3,100
Volkswagen of America	2,498
CHI Memorial Hospital	2,407
City of Chattanooga	2,308
Roper Corp.	1,900





# *confidentiality &* **disclaimer**

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Chattanooga, Tennessee

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