



# Offering Memorandum



**6731 Ringgold Rd**

**EAST RIDGE, TN 37412**

**PRESENTED BY:**

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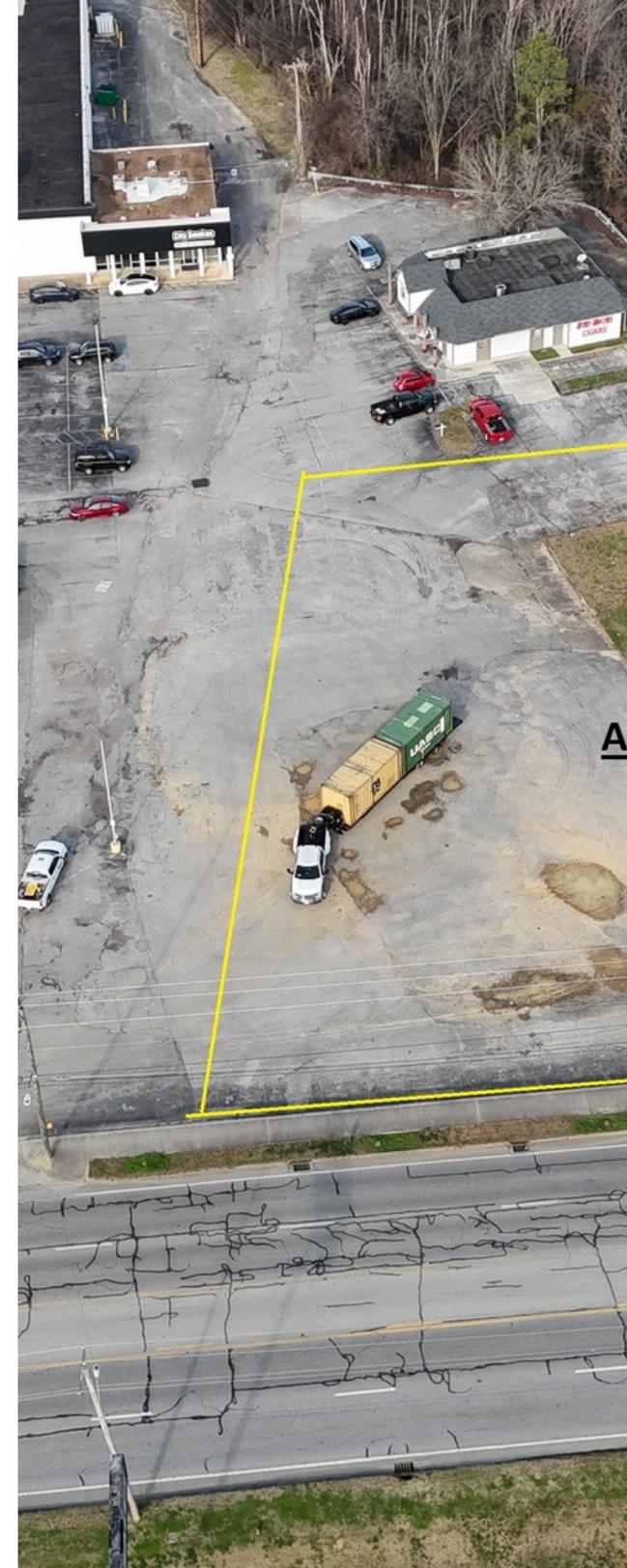
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Lines are approx

Approx 1 Acre  
+/-

# Property Information



## PROPERTY SUMMARY

### 6731 RINGGOLD RD

EAST RIDGE, TN 37412

#### OFFERING SUMMARY

SALE PRICE: \$750,000

LOT SIZE: 1 Acres

PRICE / ACRE: \$750,000



## PROPERTY SUMMARY

Located on bustling Ringgold Road with excellent visibility and direct access to Interstate 75, 6725 Ringgold Rd presents a dynamic opportunity in one of East Ridge's most trafficked commercial corridors. This versatile property is already home to the well-established Mercantile at the Ridge, a vibrant multi-merchant antique and vintage marketplace that draws collectors, decorators, and casual shoppers alike with a curated mix of unique furniture, décor, collectibles, boutique goods, and more. Set within a larger retail center that benefits from strong vehicle flow and proximity to surrounding communities, the location offers flexible space for additional retail concepts, specialty services, or experiential destinations that cater to both local residents and visitors traveling between Tennessee and Georgia. With ample parking, high visibility, and a supportive shopping environment, this property is ideal for businesses looking to thrive in a lively, accessible setting.

# PROPERTY PHOTOS



## LOCATION DESCRIPTION

Located on bustling Ringgold Road with excellent visibility and direct access to Interstate 75, 6725 Ringgold Rd presents a dynamic opportunity in one of East Ridge's most trafficked commercial corridors. This versatile property is already home to the well-established Mercantile at the Ridge, a vibrant multi-merchant antique and vintage marketplace that draws collectors, decorators, and casual shoppers alike with a curated mix of unique furniture, décor, collectibles, boutique goods, and more. Set within a larger retail center that benefits from strong vehicle flow and proximity to surrounding communities, the location offers flexible space for additional retail concepts, specialty services, or experiential destinations that cater to both local residents and visitors traveling between Tennessee and Georgia. With ample parking, high visibility, and a supportive shopping environment, this property is ideal for businesses looking to thrive in a lively, accessible setting.



# AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies

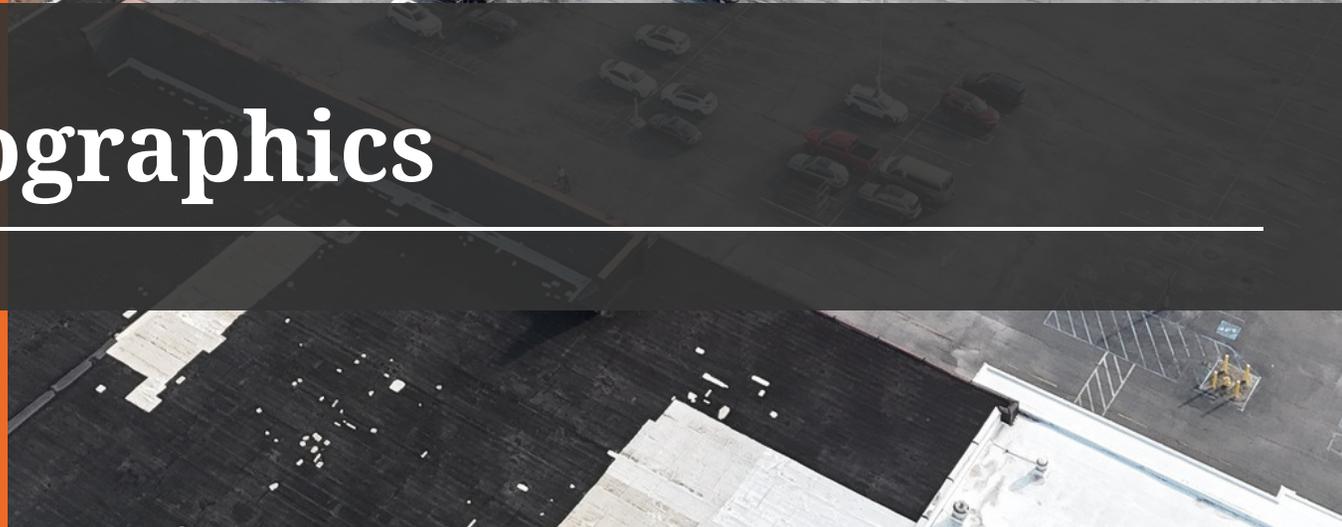


Lines are approx

Approx 1 Acre

+/-

# Demographics



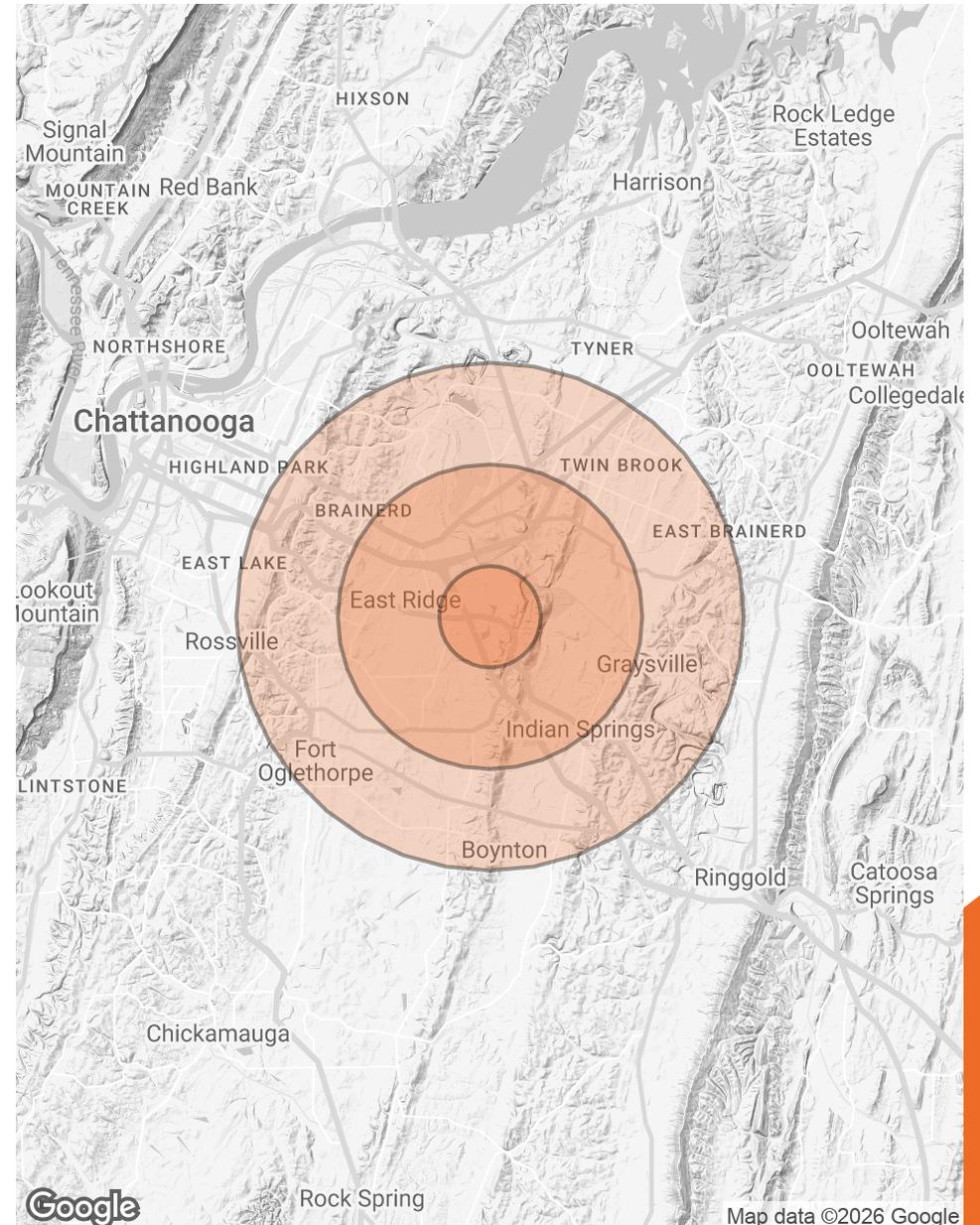
# DEMOGRAPHICS MAP & REPORT

| POPULATION                  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>TOTAL POPULATION</b>     | 3,584  | 47,828  | 125,525 |
| <b>AVERAGE AGE</b>          | 43     | 41      | 42      |
| <b>AVERAGE AGE (MALE)</b>   | 41     | 39      | 40      |
| <b>AVERAGE AGE (FEMALE)</b> | 44     | 42      | 43      |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 1,550     | 20,438    | 52,360    |
| <b># OF PERSONS PER HH</b> | 2.3       | 2.3       | 2.4       |
| <b>AVERAGE HH INCOME</b>   | \$74,557  | \$79,023  | \$84,943  |
| <b>AVERAGE HOUSE VALUE</b> | \$298,209 | \$297,400 | \$299,959 |

Demographics data derived from AlphaMap





Approx 1 Acre

+/-

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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ALPHARETTA, GA 30022



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