

East Ridge TN, Ground Lease

6704 Ringgold Rd, Chattanooga, TN 37412



Listing ID: 30362249
Status: Active
Property Type: Vacant Land For Lease
Possible Uses: Hospitality, Retail
Gross Land Area: 1.22 Acres
Lease Rate: \$1.75 - 2.33 PSF (Annual)
Base Monthly Rent: \$7,750 - 10,318
Lease Type: See Agent



Overview/Comments

Land Lease for 1.22 acre commercial pad with frontage on Ringgold Rd, East Ridge TN. Parcel is zoned C-1 Commercial, cleared, level, street / curbed at a lighted interchange on the I-75 Exit 1 Interchange. Recent improvements to Exit 1 have increased traffic capacity. Approx 30,000 VPD on Ringgold Rd and Approx 100,000 VPD on I-75. Parcel is in front of newly refurbished Quality Inn. Other area uses include new Bass Pro and shadow development, Hotels (La Quinta, Quality, Holiday Inn Express, Days Inn, Best Western), Retail, Medical and regional Recreational / Sports Complex Camp Jordan. Landlord seeks 'sit-down' restaurant operator. Lease Rate dependent on length of lease term. 20 yr Min.

More Information Online

<http://commercial.gcar.net/listing/30362249>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Hamilton County, City of East Ridge	Possible Uses:	Hospitality, Retail
Tax ID/APN:	170I C 002	Zoning:	C-1 (TOURISM COMMERCIAL DISTRICT)

Area & Location

Property Located Between:	I-75 Exit 1	Airports:	Chattanooga Municipal
Property Visibility:	Excellent	Site Description:	Platted Lot, Level, Cleared, Pad Site
Legal Description:	Lot 1 Darsh Trace at Ringgold Rd Pb 105 Pg 126	Area Description:	Commercial District with new construction ongoing. Recent installations include Bass Pro, Chick-Fil-A
Largest Nearby Street:	Ringgold Rd, State HWY 41		
Traffic/Vehicle Count:	29,000		
Highway Access:	I-75 Exit 1		

Land Related

Lot Frontage:	IRR	Easements Description:	Access Easements
Lot Depth:	IRR	Available Utilities:	Electric, Water, Gas, Sewer, Storm Drain, Cable, Internet Access
Zoning Description:	C-1 Tourism Commercial District	Water Service:	Municipal
Topography:	Level	Sewer Type:	Municipal
Easements:	Electric Lines, Ingress/Egress, Utilities		

Location

Address: 6704 Ringgold Rd, Chattanooga, TN 37412
County: Hamilton
MSA: Chattanooga



Property Images



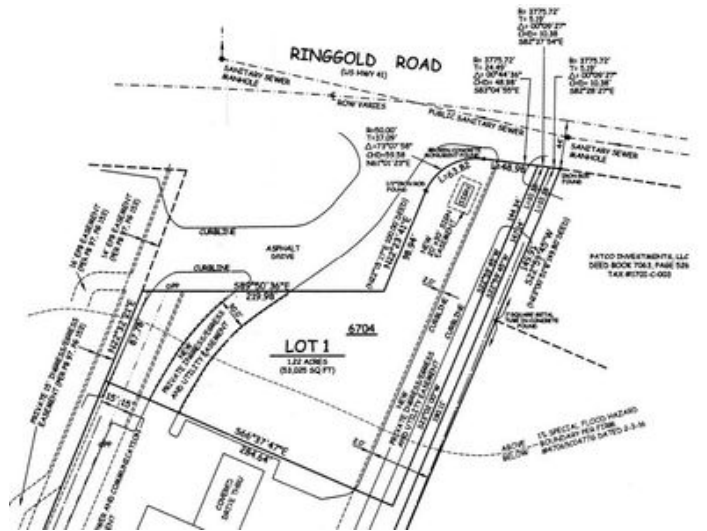
6704 Ringgold, site, photo 1



6704 Ringgold, site, photo 2



6704 Ringgold, site, photo 3



6704 Ringgold, Survey, 2016, excerpt



6704 Ringgold, traffic, west of i-75



6704 Ringgold, Zone Map

Property Contacts



John Mitchum

RE/MAX Renaissance Realtors
423-595-4565 [M]
423-756-5700 [O]
johnmitchum@comcast.net