

FOR SALE

SVN | SECOND STORY REAL ESTATE MANAGEMENT



150 US-41 | Ringgold, GA 30736

\$700,000 | Retail Pad/Commercial Car Wash

SVN | Second Story Real Estate Management

Kelly Fitzgerald

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EXECUTIVE SUMMARY

Building Size: 1,300 SF
Lot Size: ±0.87 AC
Zoning: C-1



PROPERTY SUMMARY

Prime commercial real estate offering in Ringgold, Georgia. This former 1,300 SF self-service car wash sits on a high-visibility corridor as an out parcel to Food City, benefiting from consistent daily retail traffic, easy ingress/egress, and strong surrounding neighborhood demographics. Excellent opportunity for an owner-operator or redevelopment for small retail users.

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HIGHLIGHTS

- **High-Traffic Anchor:** Shared exposure with Food City generates built-in destination trips and repeat localized customer visits daily.
- **Turnkey Infrastructure:** Built out specifically for vehicle wash operations, minimizing capital expenditure requirements for re-tenanting or operating.
- **Strategic Growth Corridor:** Situated along the primary US-41 artery connecting Ringgold, Fort Oglethorpe, and the greater Chattanooga MSA.
- **Residential Growth:** Multiple neighborhoods under construction and recently completed within 1 mile of the site.



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PROPERTY PHOTOS

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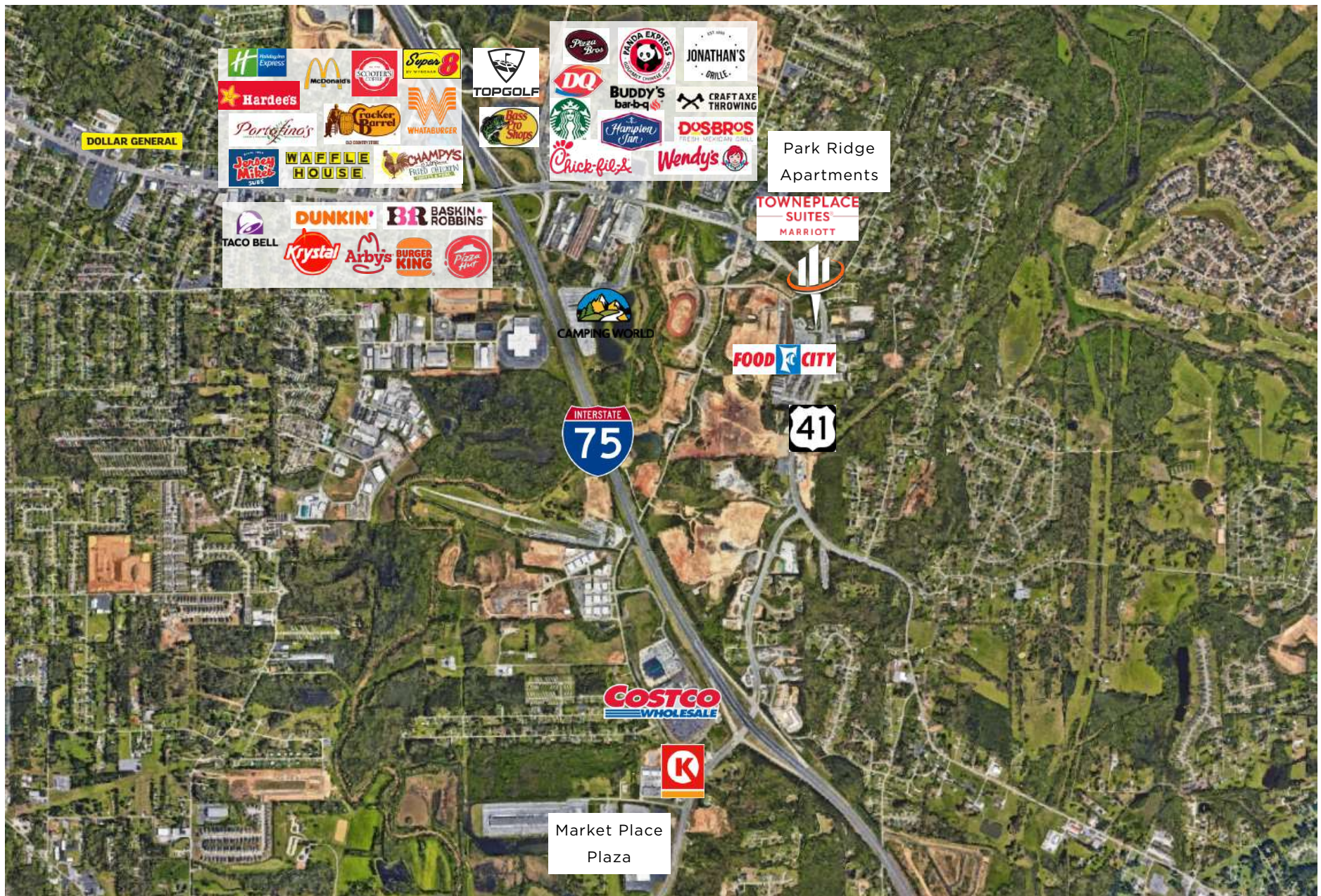






AERIAL MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
2020	2,773	22,447	52,811
2025	2,776	23,332	54,070
2030 Projected	2,788	23,626	54,943
Median Age	41.8	41.4	42.4

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020	1,042	8,576	20,581
2025	1,043	8,927	21,091
2030 Projected	1,048	9,044	21,448

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2025 Average Household	\$100,398	\$106,251	\$103,046
2030 Projected Household	\$102,295	\$107,915	\$104,937



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



Kelly Fitzgerald is SVP of Commercial Brokerage and Retail Director for SVN | Second Story Real Estate Management with a focus on the retail asset class that includes site selection, leasing, disposition and acquisition. As a Retail Product Specialist, she has completed multiple transactions for both landlords and tenants, ranging from local to institutional, across the South. Since 2020, Kelly has completed more than \$135 million in transactions. A background in construction and architecture lends an in-depth understanding of complex projects from start to finish, allowing her to quickly bring smart strategies that benefit all parties.



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