

FOR SALE

Pine Grove Access Road

Ringgold, GA 30736

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PROPERTY DESCRIPTION

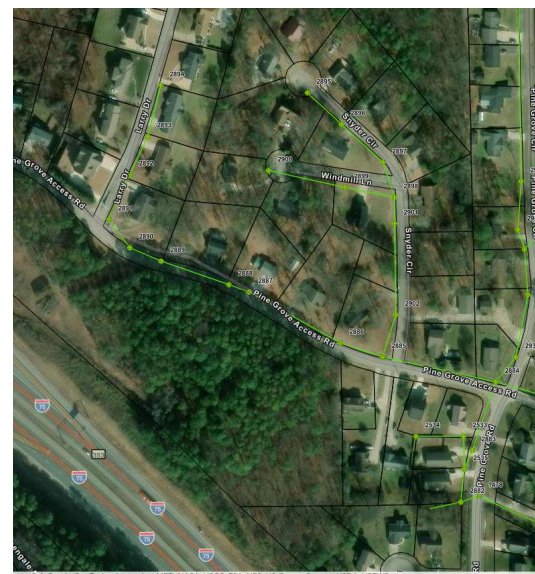
Introducing a prime investment opportunity! Located in the thriving Fort Oglethorpe/Ringgold area, this property on Pine Grove Access Road offers incredible potential for hotel, multifamily or retail. With its strategic location and more than a mile visibility from I-75 it offers unparalleled exposure. There is an existing billboard on site that is negotiable in a sale.

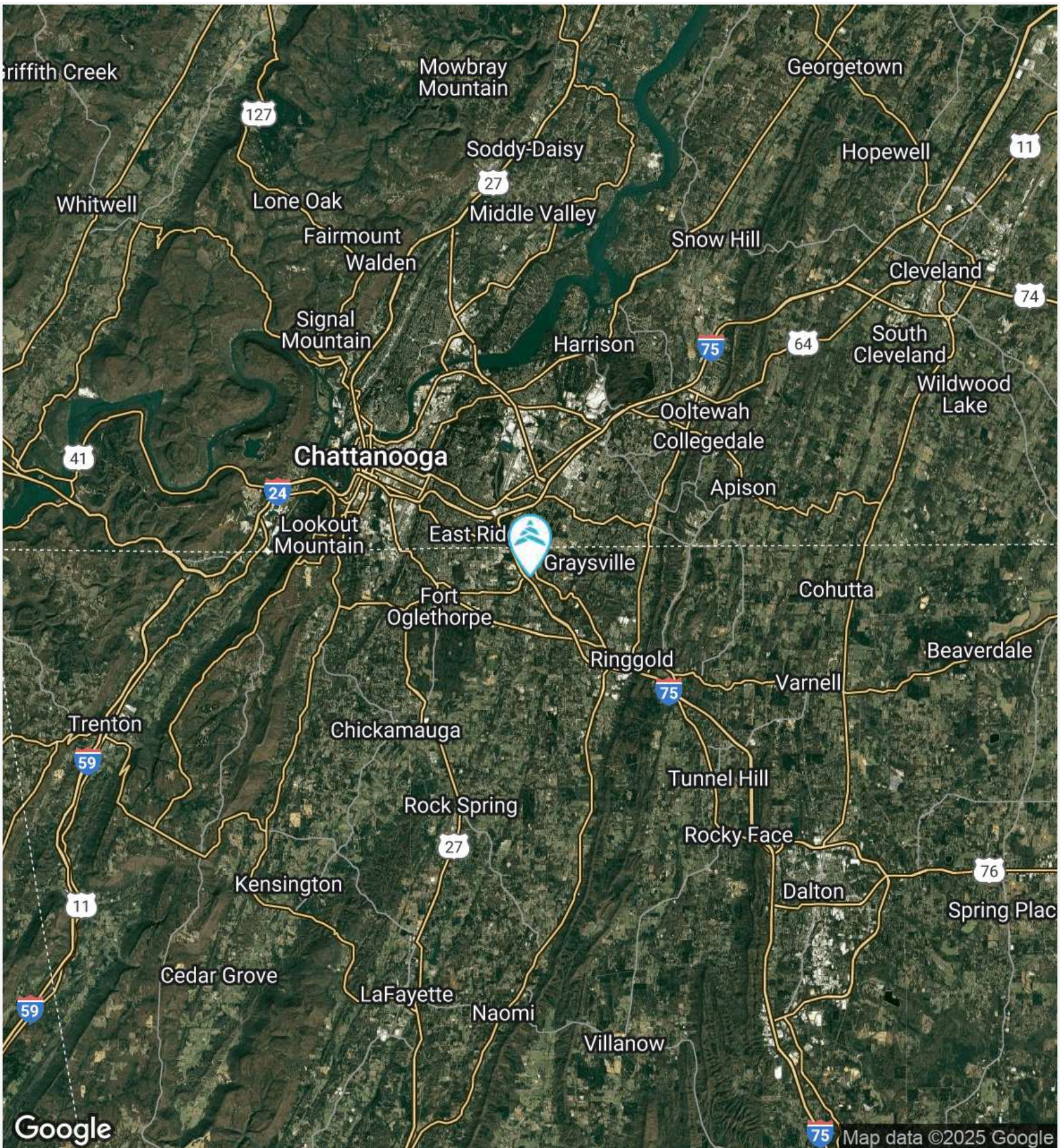
LOCATION DESCRIPTION

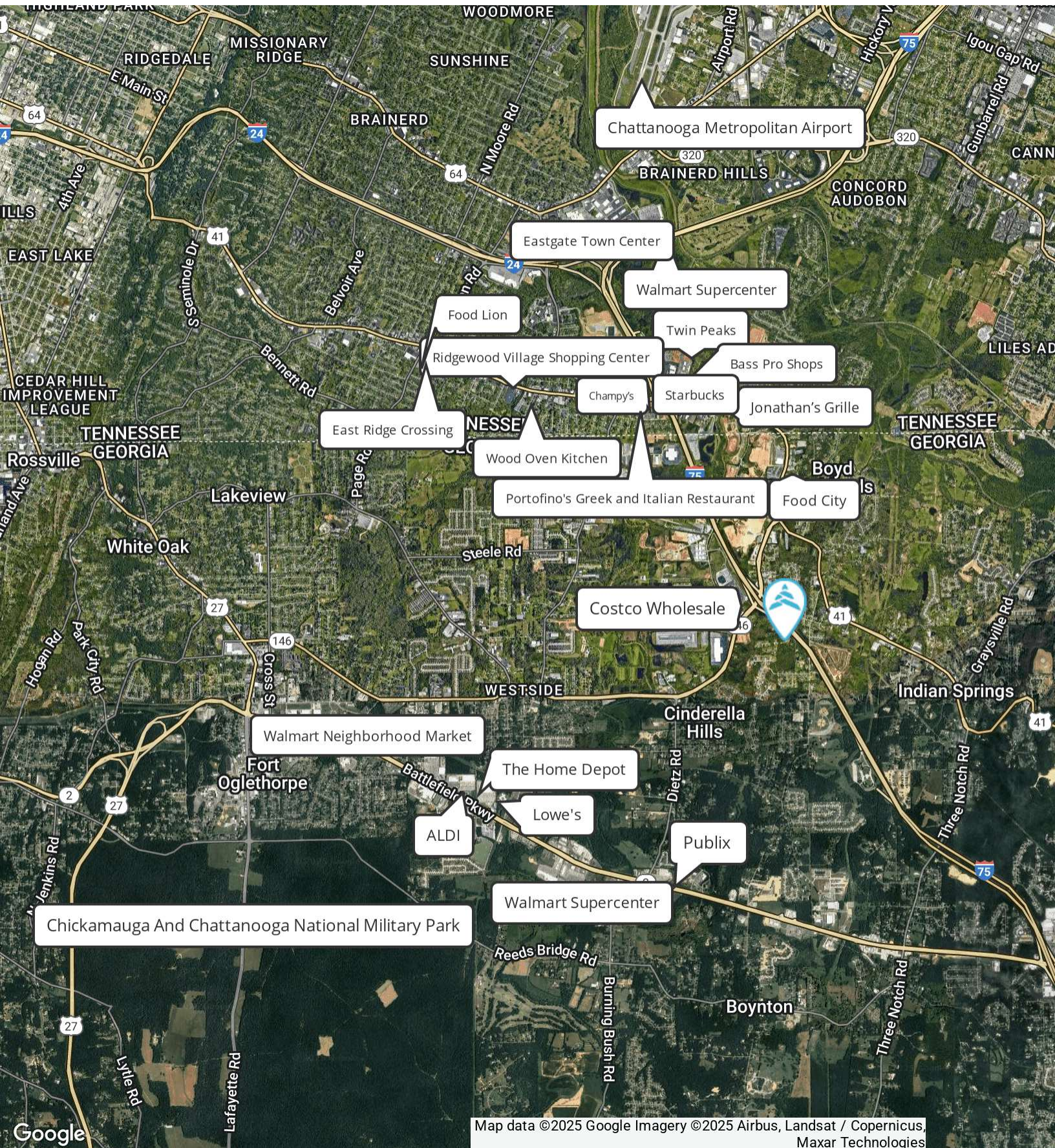
Discover an amazing 7.8 acres of prime raw land right off Exit 353 (Cloud Springs Road) adjacent to I-75, with Costco and vibrant commercial activity nearby including a proposed business park. One exit south of a new, successful commercial development including Bass Pro Shop, Top Golf and numerous upscale restaurants. Water and Sewer off Pine Grove Access Rd. Perhaps the greatest attribute is unbeatable visibility from the interstate that showcases this incredible property for over a mile!

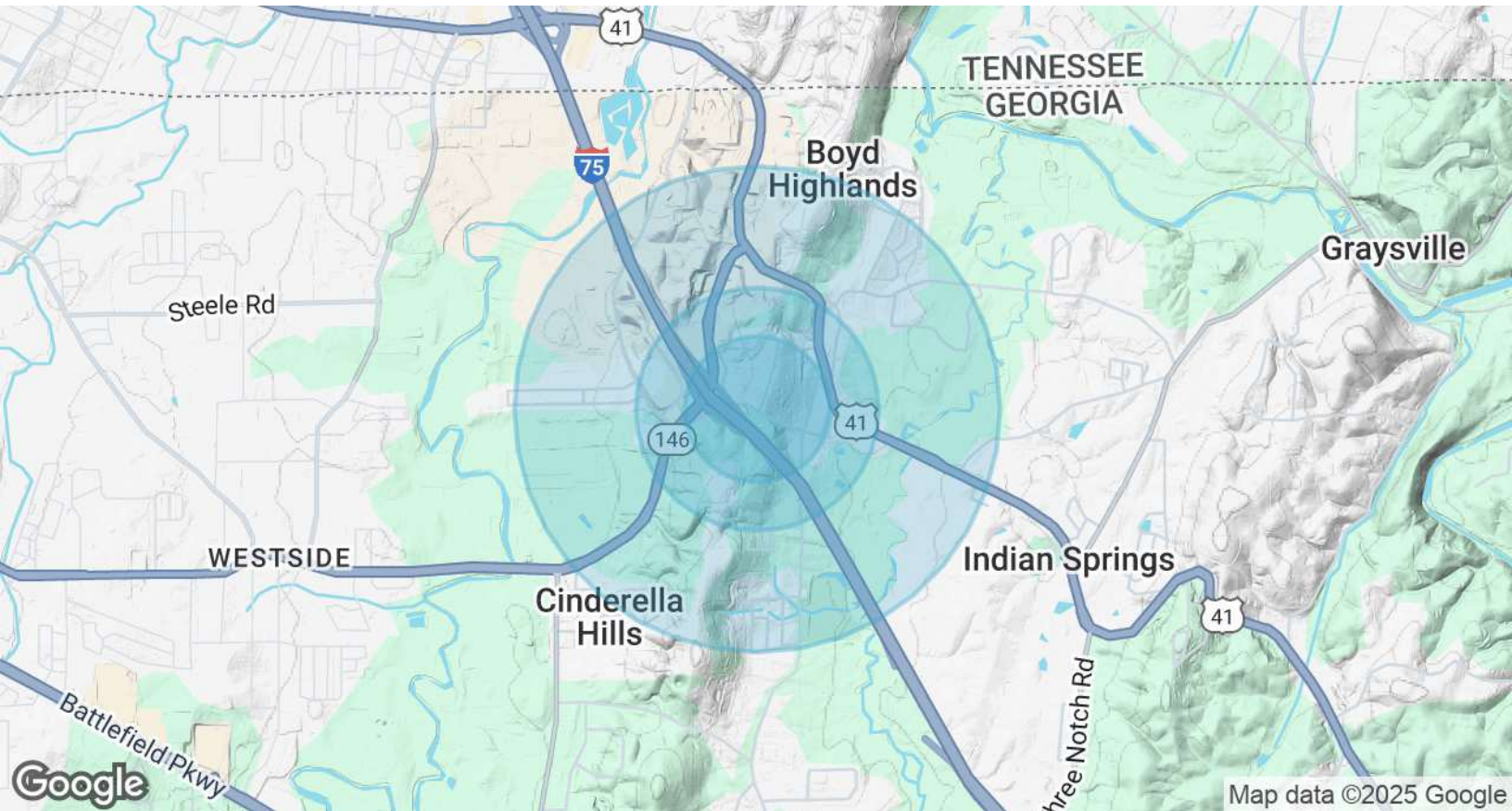
OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	7.8 Acres








POPULATION
0.3 MILES
0.5 MILES
1 MILE

Total Population	222	567	2,265
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME
0.3 MILES
0.5 MILES
1 MILE

Total Households	86	220	878
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$79,100	\$81,676	\$94,730
Average House Value	\$271,978	\$282,410	\$312,334

Demographics data derived from AlphaMap