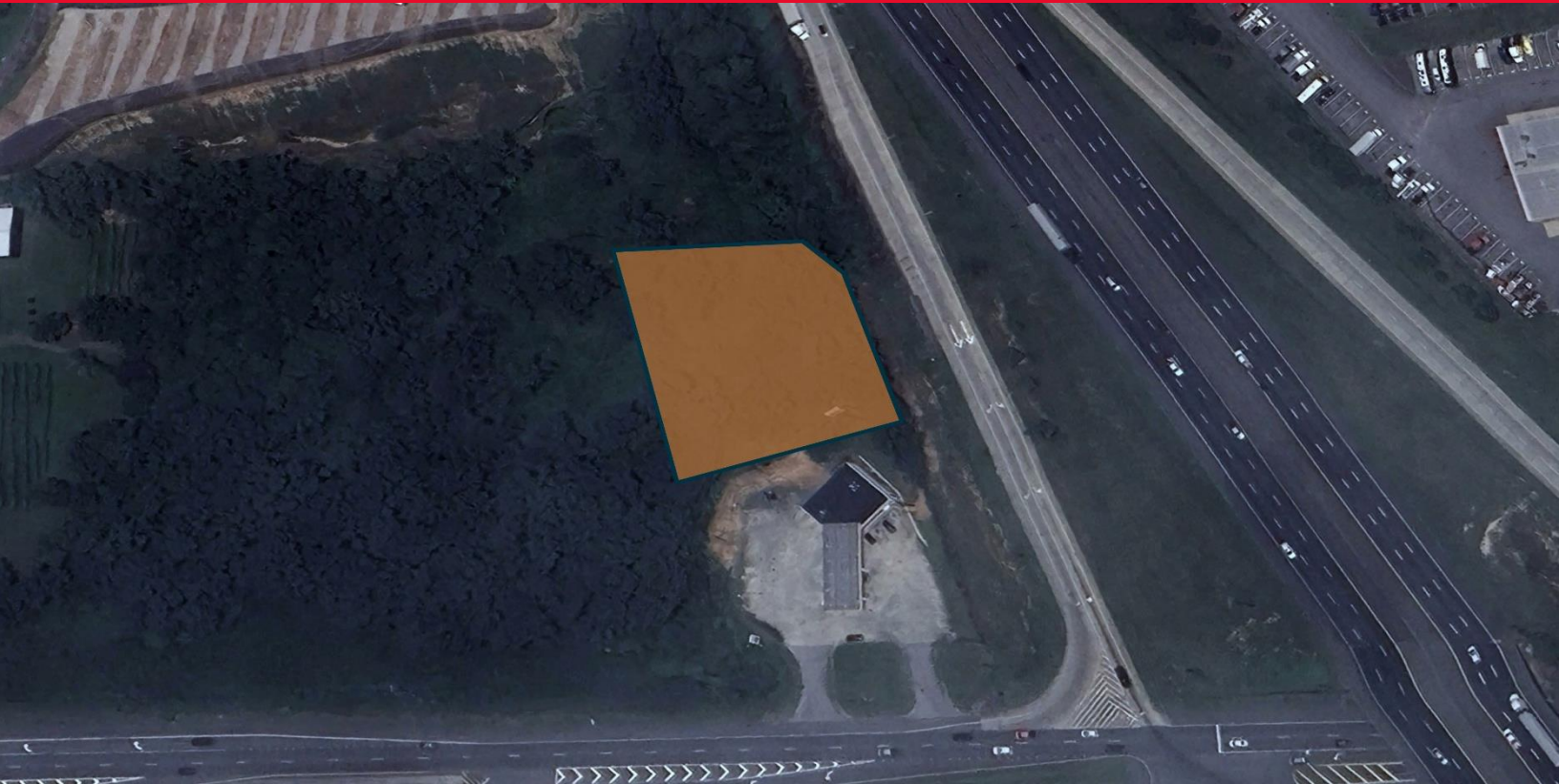


FOR SALE

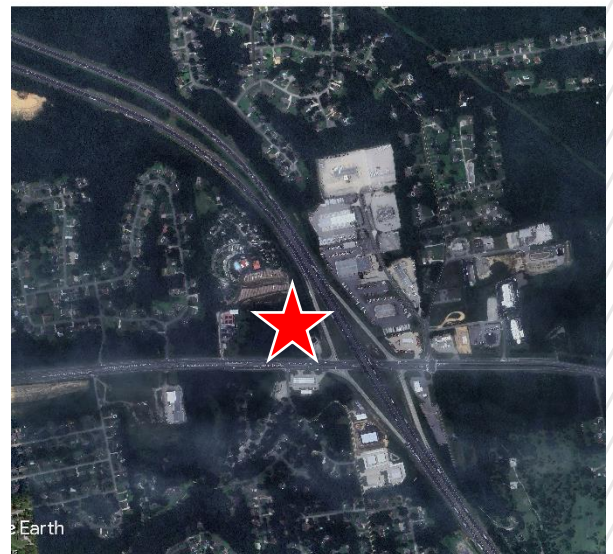
**6850 Battlefield Pkwy
Ringgold, Ga**



PROPERTY HIGHLIGHTS

The property is an undeveloped 0.85-acre land parcel located behind a Shell Gas Station on Battlefield Road. The site is located just off I-75 in Ringgold, GA. I-75 averages 93,000 VPD, and Battlefield Parkway averages 10,000 VPD. The 3-mile median household income is \$108,554. The topography, based on GIS data, shows a significant slope from east to west.

BUILDING SF	0.00 SF	SIGNAGE TYPE	N/A
LAND SF	37,026	1-MILE (POP.)	3,211
YEAR BUILT	N/A	3-MILE (POP.)	23,090
PARKING	N/A	MED. INCOME	\$70,286
TRAFFIC COUNTS	10,000 VPD	SPACE USE	Retail/Flex



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FOR SALE

6850 Battlefield Pkwy
Ringgold, GA

Highlights

- Great Interstate Visibility
- Ideal Flex or Hotel Development Site
- Strong Demographics
- Located in a Growing Area



LEGAL INFORMATION

TAX PARCEL ID	0037C00400A
2022 RE TAXES	\$2,845
Zoning	C-2



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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