

# Medical Office & Surgery FOR LEASE

146 Smitherman Road  
Ringgold, GA 30736



## PROPERTY OVERVIEW

Bull Realty is pleased to present the opportunity to conduct business at this freestanding, one-story medical office & surgery center located in Ringgold, GA.

The building has a total of 5,520 SF available for lease at \$18/SF NNN. The property is currently zoned RIN, allowing for a wide range of permitted uses.

This attractive brick building features 2 well built out procedure rooms, an open floor plan and a covered canopy for patient drop-off. This building was previously occupied by a high-volume surgical center and is ideal for medical practices, surgery centers and urgent care clinics.

±5,520 SF

Available Space

\$18/SF  
NNN

Lease Rate

Immediate

Availability

*Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.*

CONTACT



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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Population</b>	2,852	23,013	48,620
<b>Households</b>	1,000	8,816	81,329
<b>Avg. Household Income</b>	\$101,642	\$92,387	\$105,676
<b>Healthcare Expenditures</b>	\$7,877,780	\$60,119,553	\$143,559,799

Source: 2024 ESRI

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