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 \$18/SF NNN Available Space Lease Rate

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.



PHILLIP KELLY V.P. Healthcare Real Estate Services 404-876-1640 x159 Phillip@BullRealty.com



MICHAEL BULL, CCIM Commerical Real Estate Advisor 404-876-1640 x101 Michael@BullRealty.com

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Medical Office & Surgery REALTY **FOR LEASE** 146 Smitherman Road, Ringgold, GA 30736 aĥ 41-64 Collegedale Chattanooga 41-64 Ridgeside East Ridge 18.2 MILES | 21 MINS Lookout SR 320 Mountain Rossville SUBJECT PROPERTY Walmart artield 1151 DALTON Öglethorpe TENNESSEE AQUARIUM RUBY FALLS Lookout Mountain Ringgold Academy 2 NOOGA amc of Tennessee **HEALTH FOUNDATION** ^{by}amazon 151 FINLEY STADIUM CHATTANOOGA VENPORT FIELD 286 14.61 MILES | **31 MINS** WAFFLE 41.76 HOUSE Dalton 157 2.49 MILES 7 MINS LaFayette

DEMOGRAPHICS

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

Source: 2024 ESRI

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