



RETAIL FOR LEASE



RETAIL FOR LEASE

Highly Visible Restaurant/Retail Location
6521 Ringgold Rd | Chattanooga , TN 37412



SVN | Second Story Real Estate Management

Kelly Fitzgerald

Office: (423) 682-8241

Cell: (615) 714-6378

kelly.fitzgerald@svn.com

Chandler Hale

Office: (423) 682-8241

Cell: (865) 804-8351

chandler.hale@svn.com

RETAIL FOR LEASE

Highly Visible Restaurant/Retail Location
6521 Ringgold Rd | Chattanooga , TN 37412



Listing Highlights

- Existing Space: 8,500 SF
- Site can be scraped to accommodate multiple tenants
- Ringgold Rd AADT: 26,179
- Adjacent to multiple national and regional retailers
- Highly visible location right next to I-75 : AADT 92,510 VPD
- Located near signalized intersection
- Ample parking
- Located in vibrant Chattanooga MSA

Aerial Map



Demographics

Population	2 Mile	5 Mile	10 Mile
2022 Population	18,878	131,712	327,325
Project 2027 Population	19,814	138,500	346,245
Median Age	40.5	39.9	39.5
Households	2 Mile	5 Mile	10 Mile
2022 Households	8,169	54,601	132,870
2027 Projected Households	8,573	57,358	140,693
Average Household Income	\$59,756	\$64,078	\$71,486



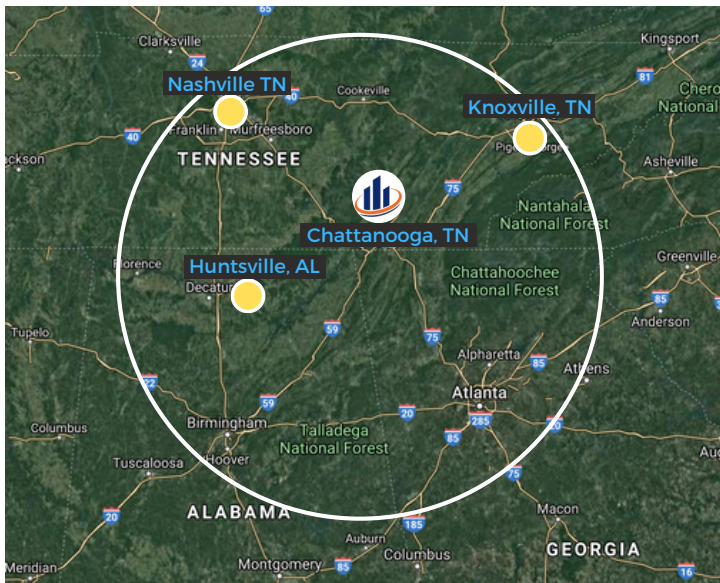
CHATTANOOGA ATTRACTIONS

Things to Do

- Night Fall
- Moon River Music Festival
- Riverbend Music Festival
- Iron Man
- Head of the Hooch
- Wine Over Water Festival
- MainX24

Places to See

- Southern Belle Riverboat
- Walnut Street Pedestrian Bridge
- Tennessee Aquarium
- Chattanooga Zoo
- High Point Climbing Facility
- The Lookouts Baseball Stadium
- Red Wolves Soccer Stadium





ABOUT THE BROKER



KELLY FITZGERALD

SVN | Second Story Real Estate Management
Vice President of Brokerage

615.714.6378

kelly.fitzgerlad@svn.com

Kelly Fitzgerald is VP 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 \$100 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.