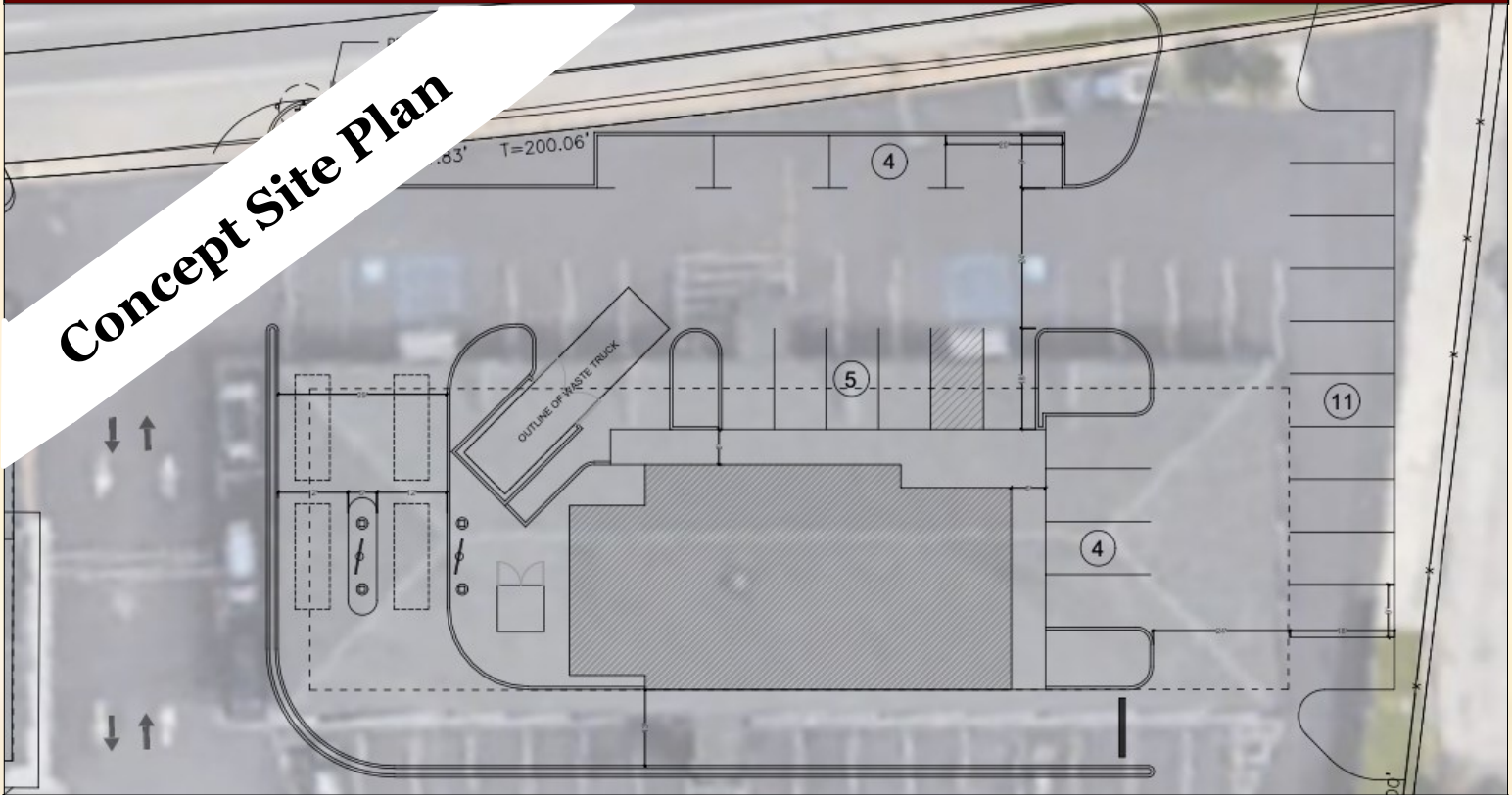


**6510 RINGGOLD ROAD**  
**CHATTANOOGA, TN**

**Concept Site Plan**



**COMMERCIAL TRACT FOR LEASE**

**Property Information**

- ◆ **0.76 Acres**
- ◆ **\$140,000 per year NNN**
- ◆ **Traffic Count: 127,684 I-75; 23,570 Ringgold Road/US HWY 41; 10,383 S Mack Smith Road**
- ◆ **Retail Nearby: Cracker Barrel, Dunkin, Champy's, McDonald's, Chick-fil-A, Starbucks, Bass Pro Shops**
- ◆ **C-1 Zoning**
- ◆ **Border Region Retail Tourism Development Act opportunity**

◆ <b>Demographics:</b>	<b><u>3-Mile</u></b>	<b><u>5-Mile</u></b>	<b><u>7-Mile</u></b>
Population:	52,684	128,454	215,233
Avg Household Income:	\$70,565	\$74,318	\$78,687

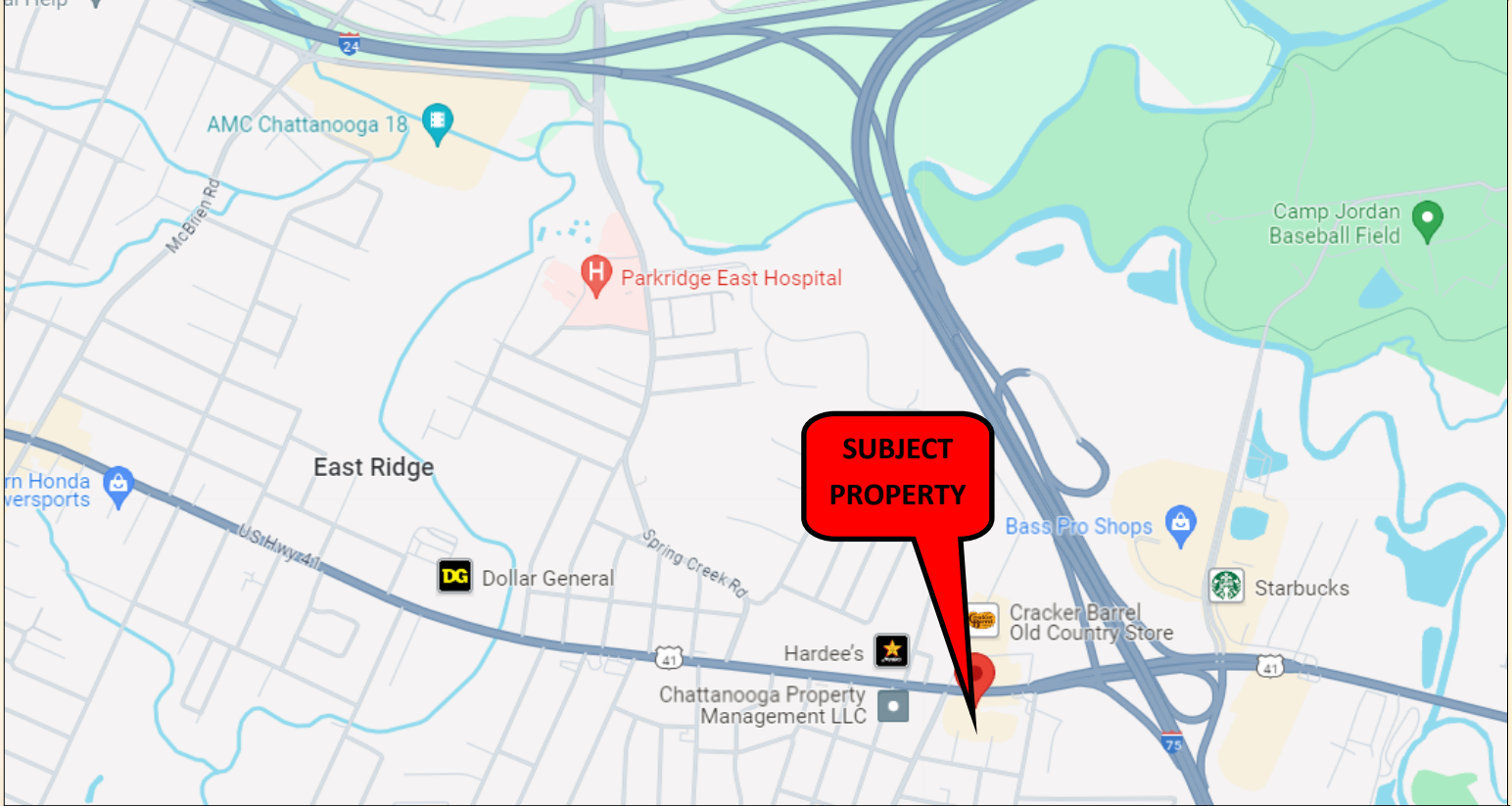
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## Regional Map



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# Trade Area Aerial



**Brian Coyle**

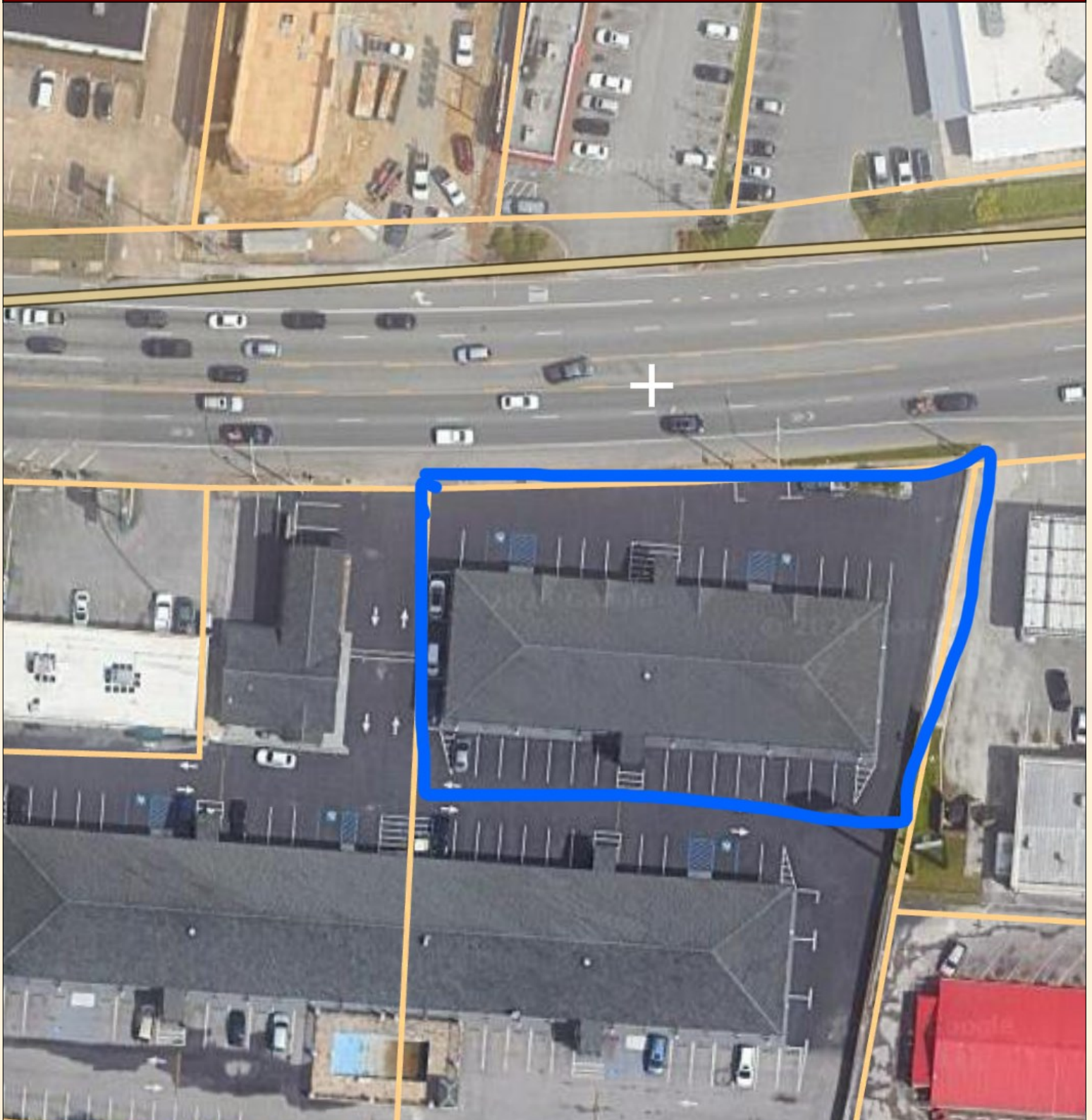
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**Aerial**



**Brian Coyle**

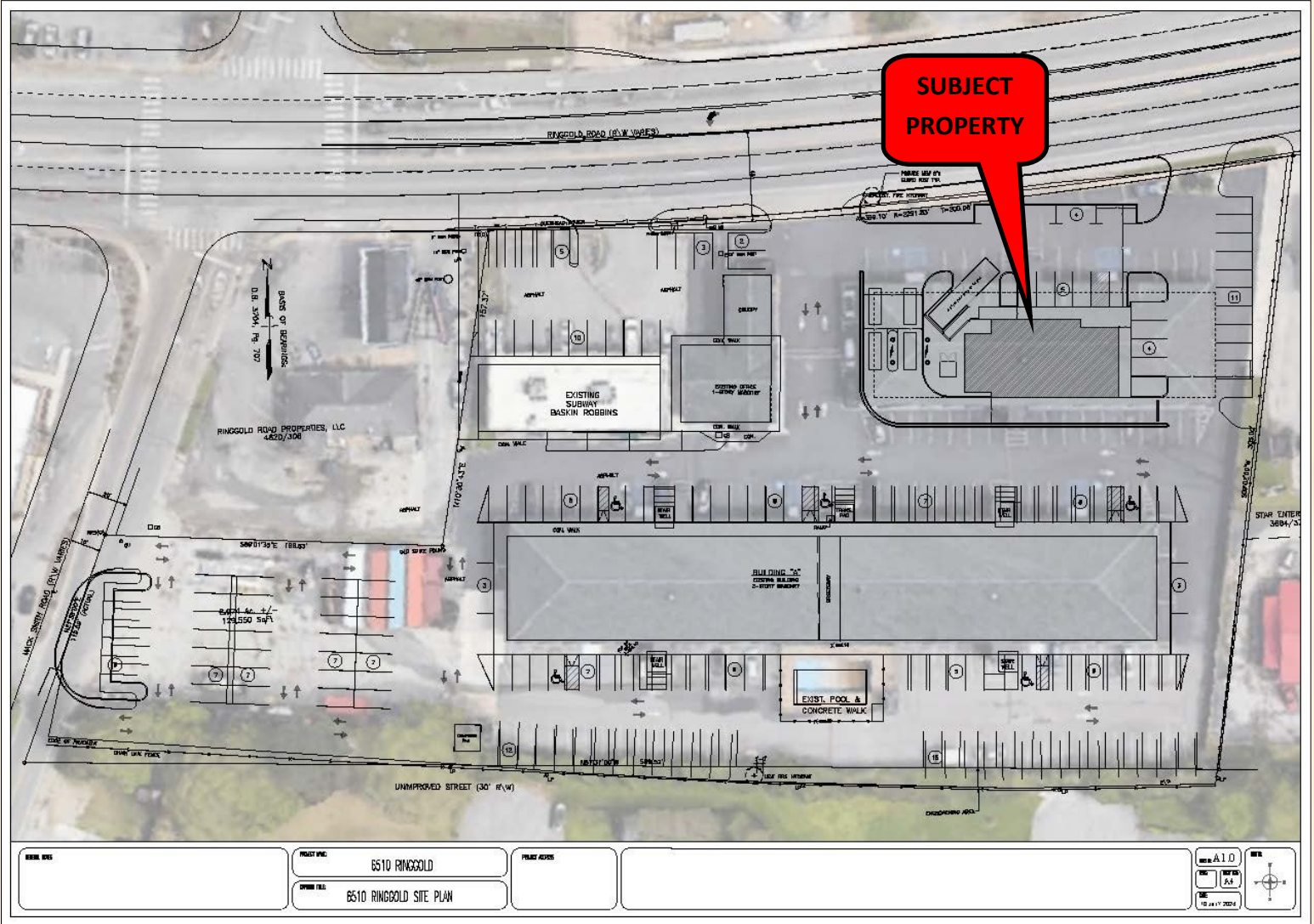
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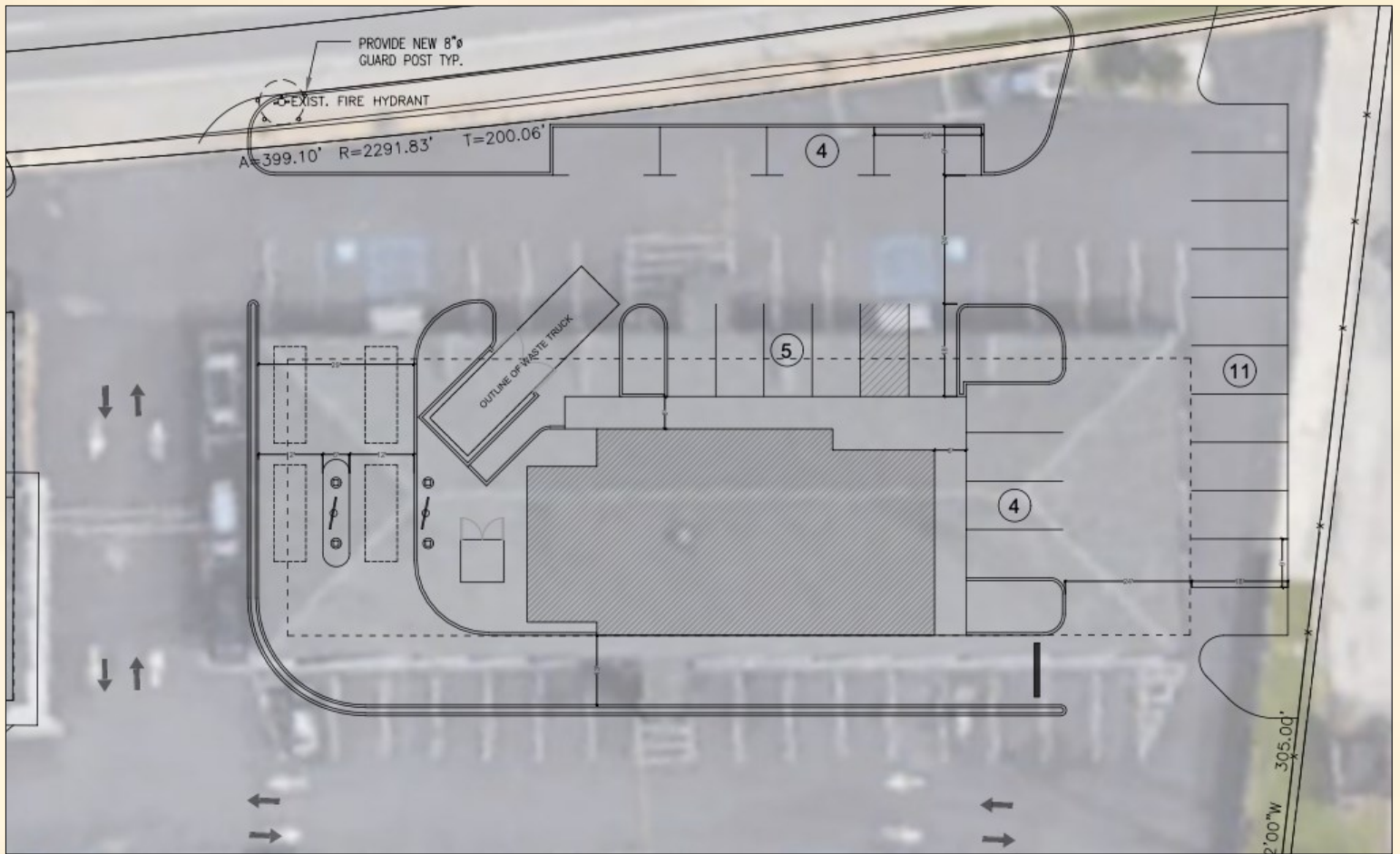
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**Concept Site Plan**



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## **Border Region Retail Tourism Development Act**

This is a unique opportunity for QSR Restaurants or any national tenant users because of the current **Border Region Retail Tourism Development Act**. Essentially, the city has provided an incentive for developers and operators to situate themselves on the TN line, instead of the Georgia state line to keep sales tax revenues in Tennessee. This incentive as we understand it would offer a portion of the gross sales tax percentage to come back in a rebate to help offset expenses for a developer or business. In essence, the incentive would help relieve some of the cost of rent. We can help connect you with the correct city officials who can explain this in greater detail, and information can also be found on East Ridge, TN city website at [https://www.eastridgetn.gov/economic\\_development.html](https://www.eastridgetn.gov/economic_development.html).

### **Border Region Retail Tourism Development Act**

Enabling legislation passed in 2011 by the General Assembly and signed into law by the Governor allowed municipalities that border other states and have an interstate highway running through them to apply for the designation through the state Commissioner of Revenue.

In October 2011, East Ridge received word that a tract of 950 acres inside the City was designated as a Border Region Retail Tourism Development District by the Tennessee State Commissioner of Revenue and the Tennessee Commissioner of Economic and Community Development under the new state law. The designation was approved after the city made application under a City ordinance adopted October 26, 2011.

The Border Region District comprises the areas around Exit One, the I-75/I-24 interchange, the East Ridge central business district along Ringgold Road, S. Moore Road, Germantown Road, and the area of East Ridge on the north side of I-24 along Germantown Road.

Designed to keep sales tax dollars in Tennessee by making its border cities more competitive, this legislation allows a city to enter into financial incentive agreements to spur new development within a prescribed area—its Border Region District. The city can then be reimbursed for the cost of those incentives by receiving a portion of the state's share of increased sales tax revenue.

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## **Zoning**

### **1200. C-1 TOURIST COMMERCIAL DISTRICT REGULATIONS**

#### **1201. Use Regulations**

##### **A. Principal Uses Permitted**

- (1) Tourist Courts, Motels and Hotels provided proposed sanitary facilities are approved by the Hamilton County Groundwater Protection
- (2) Single-family dwellings
- (3) Double-wide manufactured homes
- (4) Farming, including all types of agriculture and horticulture, except as prohibited in subsection D below.
- (5) Stables for personal use only
- (6) Non-commercial nurseries and greenhouses
- (7) Athletic fields, tennis and country clubs, golf courses (except as prohibited in subsection D below), parks, playgrounds, community swimming pools and recreational areas operated by membership organizations for the benefit of their members
- (8) Churches or similar places of worship with accessory structures and including a columbarium and/or mausoleum as an accessory use
- (9) Day Care Homes
- (10) Day Care Center
- (11) Kindergartens operated by governmental agencies and religious organizations
- (12) Hospitals and clinics, except for the insane or contagious diseases
- (13) Railroad stations and railroad lines, except as prohibited in subsection D below.
- (14) On Premise Signs and Off Premise Signs as regulated in Article V, Section 200.; Public signs, notices, and warnings wherever necessary
- (15) Schools, museums, libraries, art galleries and other cultural institutions
- (16) Storage garages
- (17) Public utility building and structures
- (18) Radio and television broadcasting stations and studios
- (19) Fire halls, sub-stations, water towers, booster pumping stations and telephone exchanges

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## **Zoning**

### **B. Accessory Uses Permitted**

- (1) Buildings, structures, and uses customarily incidental to any of the above uses, when located on the same lot or tract and not involving the conduct of a business except for uses permitted by special permit in subsection C below.
- (2) Home Occupations

### **C. Additional Uses Allowed with Special Permit**

- (1) **Special Permits by Chattanooga-Hamilton County Regional Planning Commission:**
  - (a) Single-Wide Manufactured Homes, subject to ARTICLE VI, Section 301
- (2) **Special Permits by Hamilton County Commission:**
  - (a) Commercial radio, television, telephone, microwave and other communication towers, subject to ARTICLE VI, Section 410
  - (b) Tea Room or restaurant, on condition that no beer, liquor, wines, or other intoxicating drinks are sold or permitted to be consumed upon the premises of a Tourist Court, Motel or Hotel be approved by a *revocable* Special Permit, subject to ARTICLE VI, Section 412
  - (c) Planned Unit Development (P U D), subject to ARTICLE VI, Section 401
- (3) **Special Permits by Board of Zoning Appeals:**
  - (a) Travel Trailer Camps, subject to See ARTICLE VII, Section 502
  - (b) Recreation Marinas, subject to ARTICLE VII, Section 511
  - (c) Temporary farm stands, subject to ARTICLE VII, Section 401

### **D. Prohibited Uses**

- (1) Commercial dairies
- (2) Commercial kennels, and rabbit, fox, goat or other animal raising or feeding farms
- (3) Poultry farms
- (4) Commercial nurseries or greenhouse
- (5) Farms operated by public or private agencies for the disposal of garbage
- (6) Miniature golf, commercial "Par 3" golf courses
- (7) Convents, orphanages/children homes
- (8) Private or public penal, correctional or welfare institutions
- (9) Railroad switching or storage yards, or repair shops

## **1202. Area Regulations**

### **A. Minimum Lot Area**

- (1) Minimum lot area one acre for Tourist Court, Hotel or Motel.
- (2) For dwellings, the only minimum lot area requirement is 25,000 square feet for single-family lots on individual wells and septic tanks and 7,500 square feet for single-family lots on sanitary sewers and 9,500 square feet for duplexes on sanitary sewers. In all other instances, a residential lot shall be large enough to construct the original subsurface sewage disposal system as required by the Hamilton County Groundwater Protection and to provide an area for 100% duplication of that system. The area(s) for both original and duplicate systems shall meet the provision of the State Rules and Regulations to Govern Subsurface Sewage Disposal. The Hamilton County Groundwater Protection may limit the number of bedrooms and whirlpool tubs on the basis of effective capacity of the proposed sewage disposal facilities. Maximum

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## **Zoning**

allowable density for multi-family residential uses, shall be determined by the Hamilton County Groundwater Protection, except where sanitary sewers are used, the maximum density shall be 7,500 square feet for the first unit and 2,000 square feet for each additional unit. Minimum lot frontage shall be 60 feet on sewers and 75 feet on septic tanks.

### **B. Percentage of Lot Occupancy**

No dwellings, tourist courts, hotels or motels shall occupy more than 35% of its lot.

### **C. Front Yard**

There shall be a front yard of a minimum of 35 feet. See ARTICLE VI, Section 103

### **D. Side Yard**

- (1) There shall be a side yard a minimum width of 15 feet on each side of the lot. (For corner lots, see ARTICLE VI, Section 103)
- (2) No side yard shall be required for buildings other than dwellings, except that on that side of a lot abutting upon a lot in the A-1 Agricultural District, R-1 Single-Family Residential District, RT-1 Residential Townhouse District, R-T/Z Residential Townhouse/Zero Lot Line District, R-2 Urban Residential District, R-2A Rural Residential District, R-3 Multi-Family Residential District, R-3MD Moderate Density District, R-5 Single-wide Manufactured Home District and MH Manufactured Home Park District there shall be a minimum side yard of ten (10) feet in width. Where any side yard is provided it shall be at least ten (10) feet in width. (For corner lots see ARTICLE VI, Section 103)

### **E. Rear Yard**

There shall be on each lot a rear yard of a minimum depth of 25 feet.

### **F. Height Regulations**

No building shall exceed thirty-five (35) feet in height, except that a building may exceed those height regulations provided that for every one foot of additional height over thirty-five (35) feet, the building shall be set back one additional foot from all nonzero lot line property lines.

### **1203. Landscape Provisions**

See Article V, Section 300

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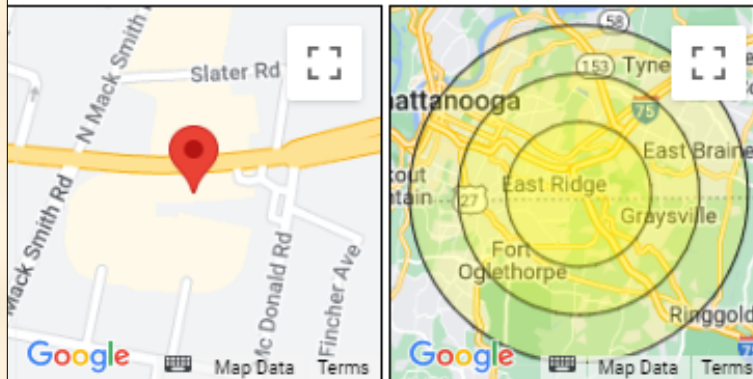
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**Demographics**



**EASI Updated Site Selection Reports & Analysis**  
**Executive Summary**

Address: 6512 Ringgold Road Chattanooga TN  
 Latitude: 34° : 59' : 20"  
 Longitude: -85° : 12' : 28"



Description	3 Miles	5 Miles	7 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	43,965	108,737	183,449
Population (4/1/2010)	47,910	118,888	199,566
Population (4/1/2020)	51,539	125,361	210,055
Population (1/1/2023)	52,684	128,454	215,233
Population (1/1/2028)	54,621	133,311	223,340
Percent Growth (2023/2020)	2.22	2.47	2.47
Percent Forecast (2028/2023)	3.68	3.78	3.77
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	19,096	45,882	74,138
Households (4/1/2010)	20,890	49,810	80,287
Households (4/1/2020)	22,154	51,409	84,971
Households (1/1/2023)	23,290	54,300	89,975
Households (1/1/2028)	24,485	57,168	94,832
Percent Growth (2023/2020)	5.13	5.62	5.89
Percent Forecast (2028/2023)	5.13	5.28	5.40
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	40.5	39.9	39.3
Male	24,995	61,631	102,024
Female	27,689	66,823	113,209
Density	1,746.5	1,592.2	1,428.4
Urban	52,684	127,687	211,763
Rural	0	767	3,470

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## Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2023)	23,290	54,300	89,975
Families	13,496	32,166	53,415
Non-Family Households	9,794	22,134	36,560
Average Size of Household	2.25	2.34	2.33
Median Age of Householder	52.9	52.6	52.3
Median Value Owner Occupied (\$)	147,196	153,212	164,092
Median Rent (\$)	760	753	749
Median Vehicles Per Household	2.2	2.1	2.2
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	25,048	58,909	98,084
Housing, Owner Occupied	13,391	30,746	51,446
Housing, Renter Occupied	9,899	23,554	38,529
Housing, Vacant	1,758	4,609	8,109
POPULATION BY RACE			
White Alone	35,684	77,500	129,741
Black Alone	8,317	27,766	52,024
Asian Alone	1,240	3,509	5,583
American Indian and Alaska Native Alone	319	1,196	1,511
Other Race Alone	2,808	7,786	10,365
Two or More Races	4,316	10,697	16,009
POPULATION BY ETHNICITY			
Hispanic	5,174	14,676	19,742
White Non-Hispanic	34,211	74,265	125,195
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	1,656,797,060	4,085,746,061	7,188,286,542
Total Household Income (\$)	1,643,467,259	4,035,471,908	7,079,883,571
Median Household Income (\$)	53,642	52,989	54,953
Average Household Income (\$)	70,565	74,318	78,687
Per Capita Income (\$)	31,448	31,807	33,398
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	816,914	3,258,078	7,482,216
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	1,460,669.1	3,359,591.0	5,607,199.4
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	11,080	51,194	115,545
Establishments, Total (by Place of Work)	750	2,948	5,908
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	117	115	115
EASI Total Crime Index (US Avg=100; A=High)	122	122	117
EASI Weather Index (US Avg=100)	144	145	143
BLOCK GROUP COUNT			
	43	105	167

**Footnotes:**

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All estimates are as of 1/1/2023 unless otherwise stated.

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## **Disclosure**

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