

HOMEBASE

HOMEBASE FLEX GARAGE CONDOS: 720 SF TO 1,000 SF FROM \$150K TO \$200K

605 Julian Road, Ringgold, GA 30736

exp[®]
COMMERCIAL



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Property Summary

Price:	Ranges \$150,000 - \$200,000
Building SF:	Ranges 720 - 1,000 SF
Year Built:	2023
Air Conditioning:	Mini-split units
Ceilings:	18 foot
Parking:	In front of unit and towards back of facility.
Fire System:	Sprinklers
Electric:	Available to site
Sewers:	Available to site

Property Overview

Discover the ultimate solution to your storage woes with Homebase Garages! These climate-controlled units with a 24/7 security cameras in a gated facility offer unparalleled convenience and customization. Whether you need space for your car collection, RV, business inventory, or a personal workshop, our units—ranging from 720 to 1,000 sq. ft.—provide the perfect fit. On-site clubhouse has meeting area, restrooms, and shower. On-site RV dump and wash station. Grab your unit today!

Location Overview

Located right on the Tennessee-Georgia line and is a great location for owners/users from both Chattanooga and North Georgia where RV and boat enthusiasts abound. Adjacent to the Council Fire golf course and residential community, this facility is approximately 3 miles from the I-75 on-ramp, providing a direct route to downtown Chattanooga, TN, which is about a 20-minute drive north. US Highway 41 (US-41) is about 2 miles from the property.



Features of Homebase Flex Garage Condos

Versatility of Uses:

- *RV & Travel Trailers: Dedicated electric outlets
- *Car Collections: Safe climate-controlled storage for your vehicles.
- *Business Storage: Organize inventory and equipment efficiently.
- *Workspaces: Ideal for hobbies and creative pursuits.
- *Large Storage: Store seasonal items, personal gym equipment, and more.
- *Man Cave: Create a personal retreat for relaxation and hobbies.
- *Fully customizable: Build out a mezzanine or separate office/working spaces.

Sizes: Ranging from 720 SF (18' x 40') to 1,000 SF (20' x 50'). All units have 18' ceilings and 12' wide x 14' tall garage doors.

Climate Controlled: Mini-split AC units.

Security: Gated with 24/7 cameras, option to add individual unit alarms, fire sprinklers

Convenience: 24/7 access, each unit equipped with electric outlets (100A of service) with 30A RV receptacle, plumbing, and sewer. On-site RV dump and wash station.

Clubhouse Onsite: Access for every owner/renter. Lounge and meeting space, restroom, shower, outdoor patio.

High speed internet: Through Comcast

Excellent Investment Opportunity: Purchase one of the several tenanted units or rent to end-users.

PROPERTY PHOTOS

Homebase Flex Garage Condos
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PROPERTY PHOTOS

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PROPERTY PHOTOS

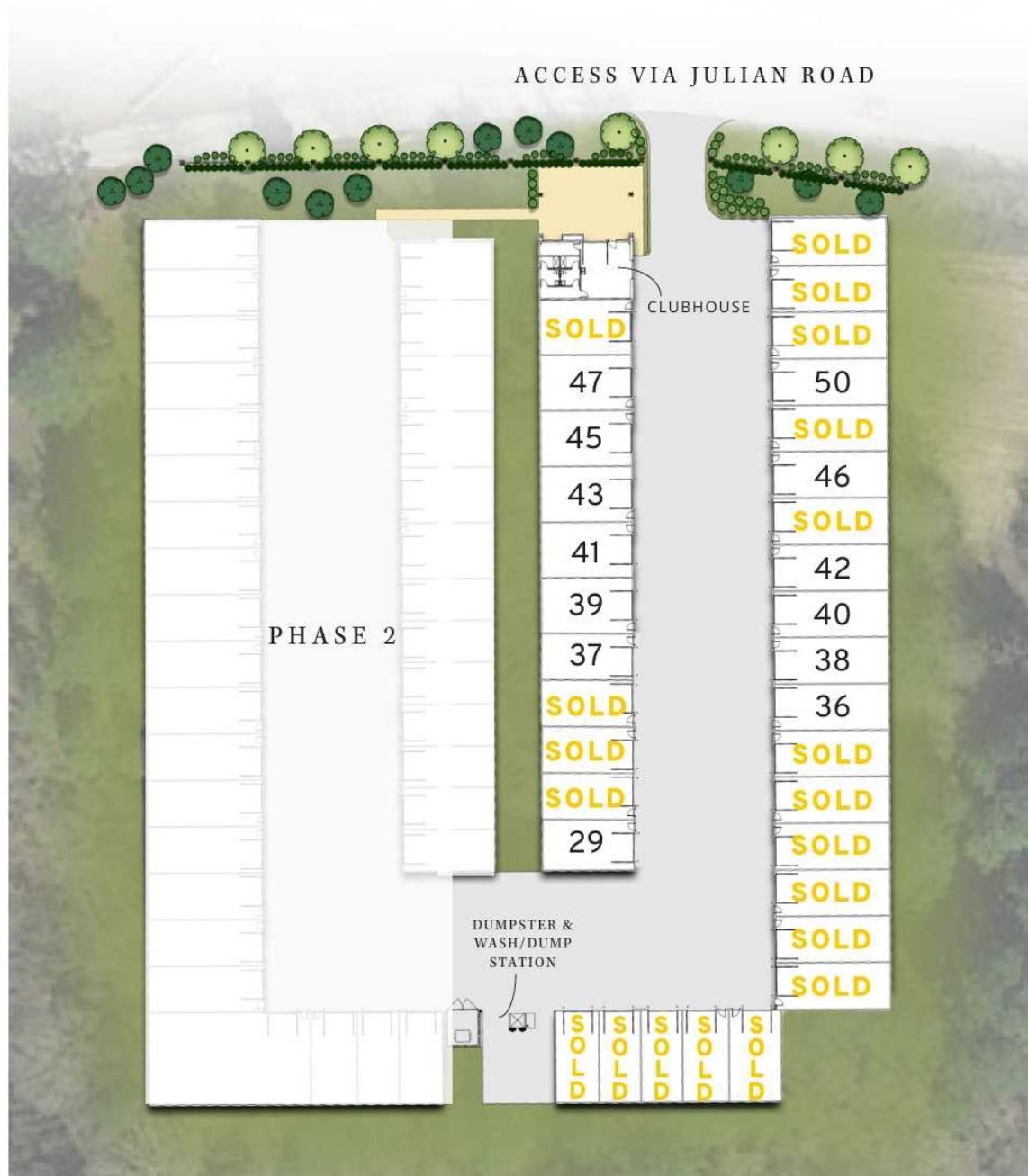
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HOMEBASE

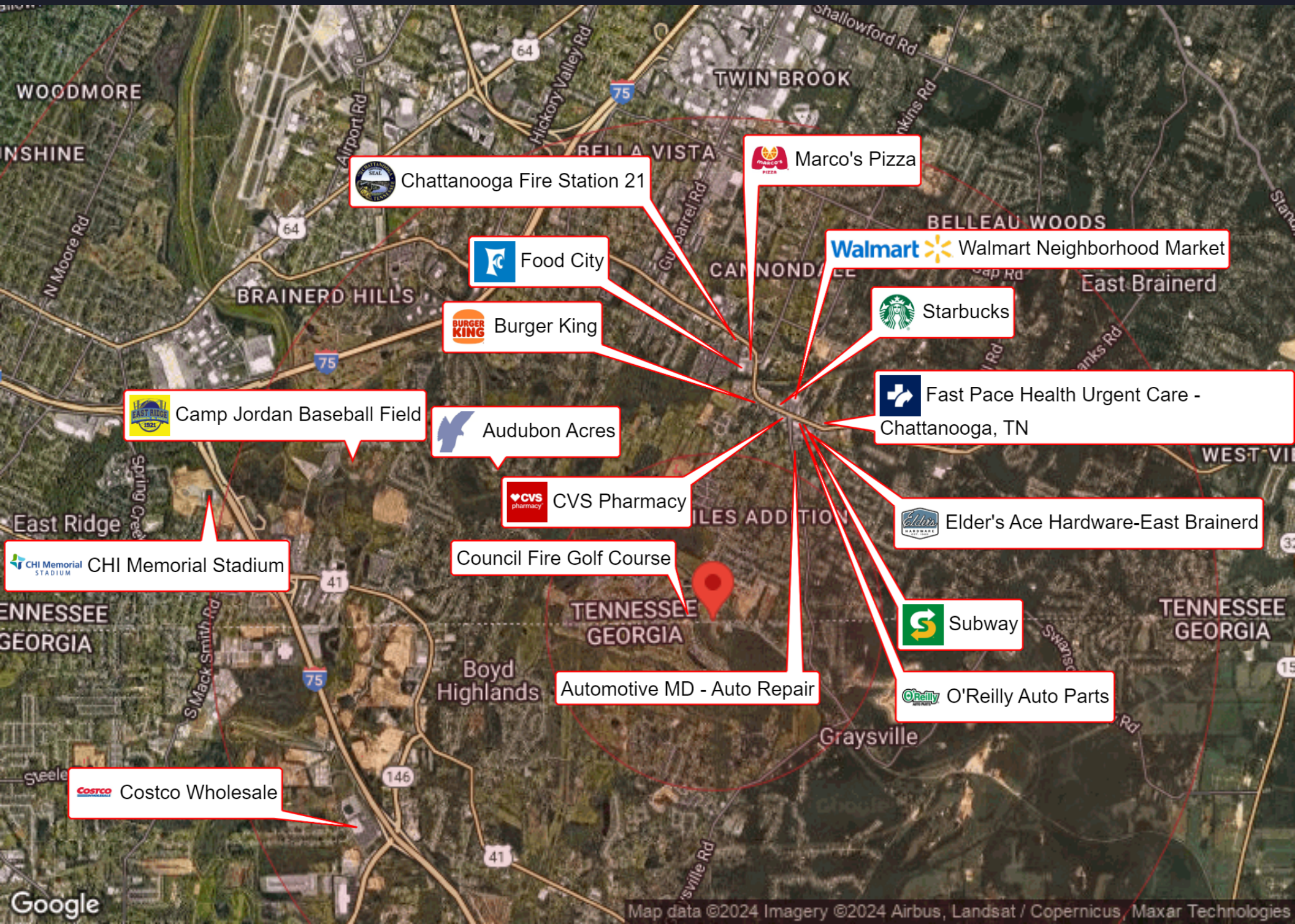
SITE PLAN FOR EAST BRAINERD / RINGGOLD



BUSINESS MAP

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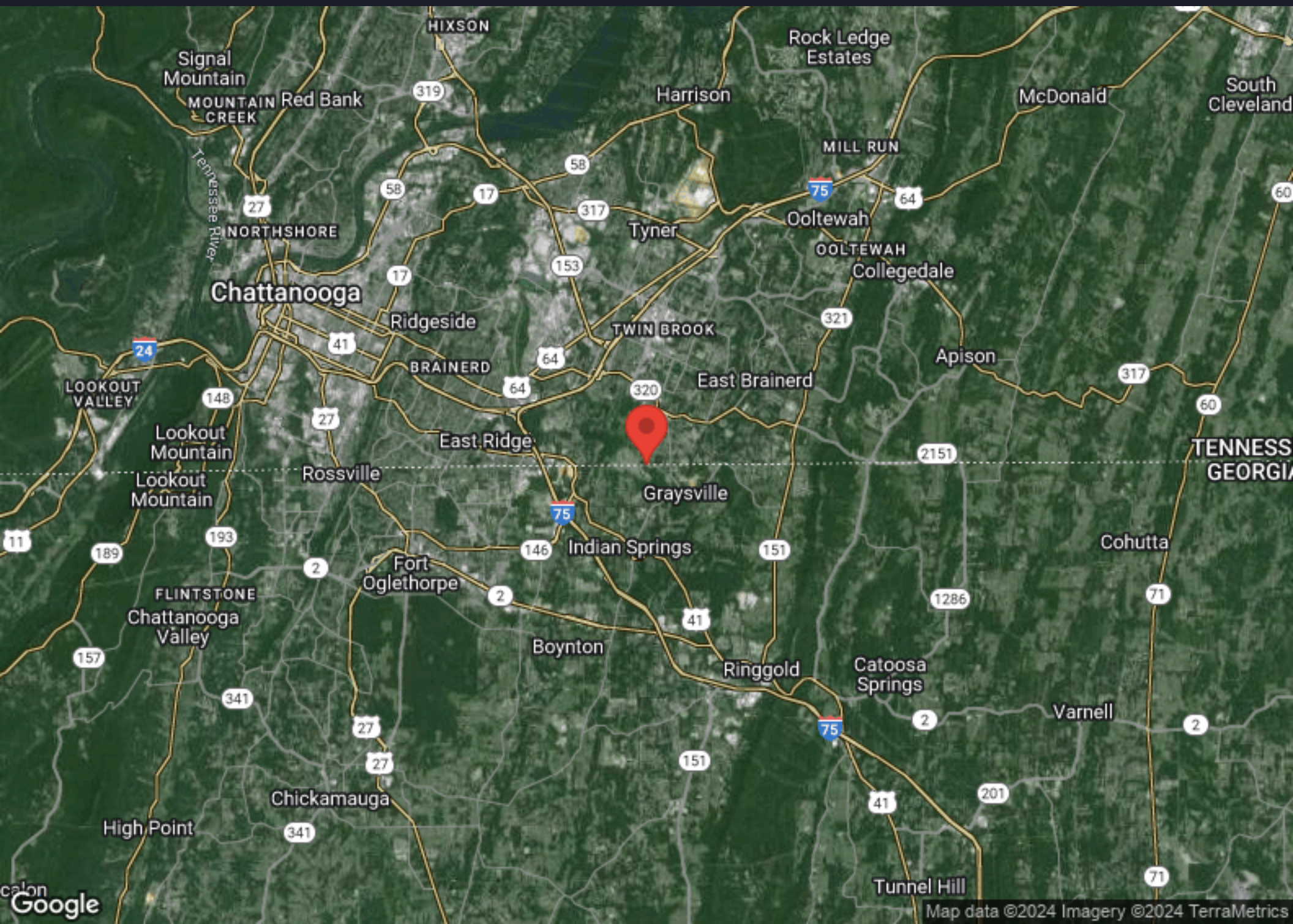
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REGIONAL MAP

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LOCATION MAPS

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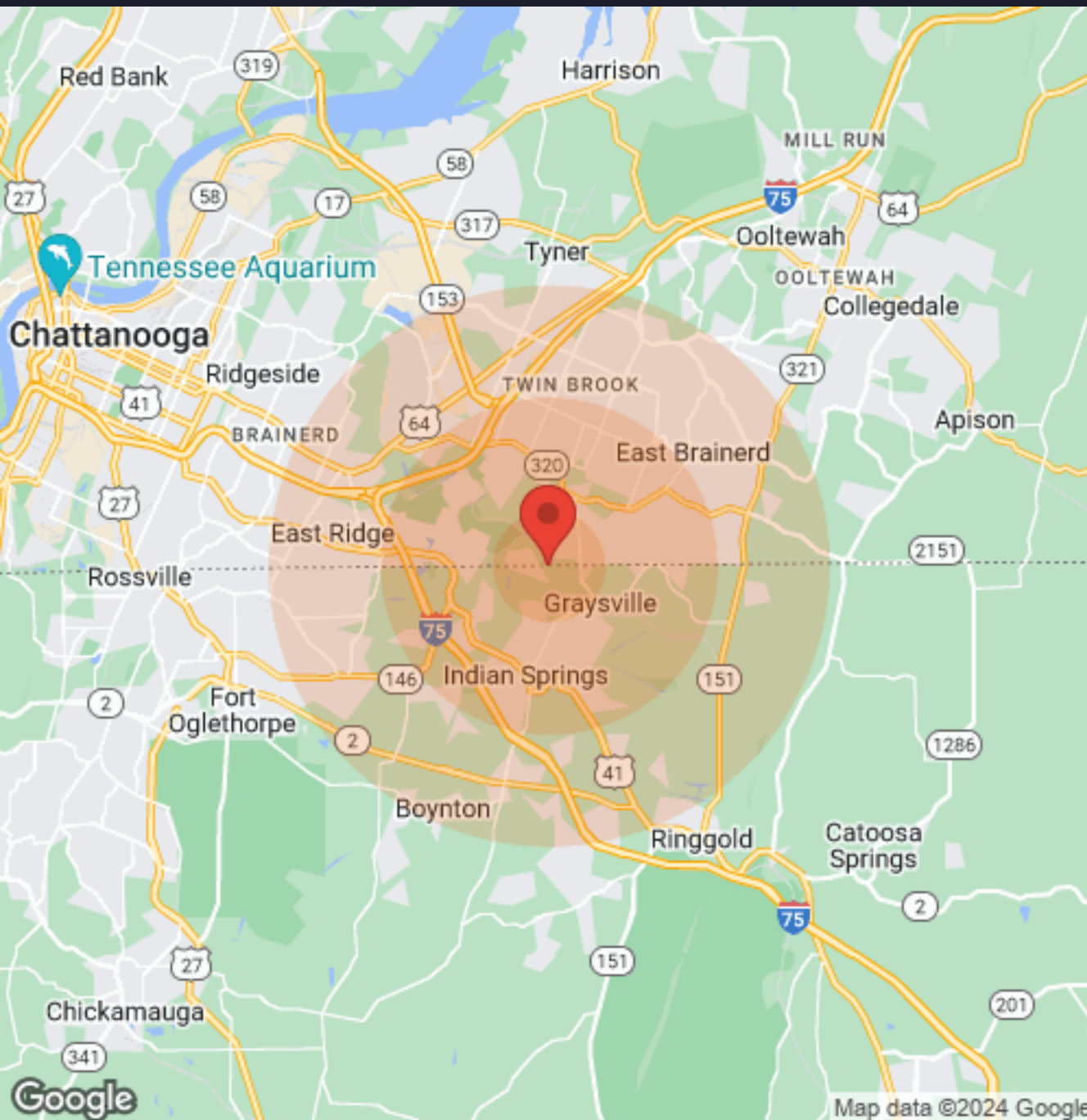
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,142	15,424	47,364
Female	2,303	16,477	50,584
Total Population	4,445	31,901	97,948

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	770	5,826	17,431
Ages 15-24	576	3,843	12,043
Ages 25-54	1,666	13,241	38,766
Ages 55-64	620	3,948	12,781
Ages 65+	813	5,043	16,927

Race	1 Mile	3 Miles	5 Miles
White	4,184	27,299	79,325
Black	130	2,823	13,104
Am In/AK Nat	N/A	19	65
Hawaiian	N/A	N/A	N/A
Hispanic	68	1,400	4,437
Multi-Racial	118	2,044	6,448

Income	1 Mile	3 Miles	5 Miles
Median	\$66,912	\$56,049	\$48,982
< \$15,000	158	1,210	4,190
\$15,000-\$24,999	105	1,328	4,154
\$25,000-\$34,999	148	1,427	4,883
\$35,000-\$49,999	277	2,163	6,429
\$50,000-\$74,999	346	2,962	8,081
\$75,000-\$99,999	402	2,108	5,583
\$100,000-\$149,999	174	1,474	3,951
\$150,000-\$199,999	39	304	1,462
> \$200,000	126	296	1,409

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,972	14,048	43,337
Occupied	1,839	13,059	40,087
Owner Occupied	1,531	8,369	26,050
Renter Occupied	308	4,690	14,037
Vacant	133	989	3,250



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