

Publix #1641 - Boynton Ridge Plaza

3775 Battlefield Parkway
 Fort Oglethorpe, GA 30742
 Lat 34.937, Long -85.206

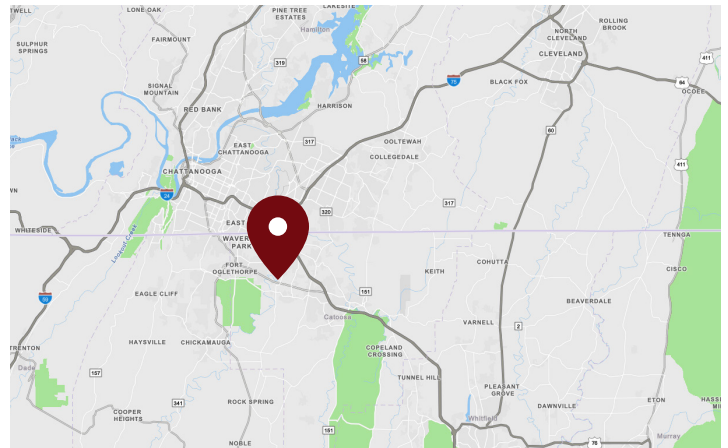
FOR LEASE



1,400 - 4,550 SF AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-Anchored Center Opened Fall 2018 Located in Fort Oglethorpe, a Bedroom Community of the Chattanooga MSA
- This Center Enjoys a Very Desirable Location Along Battlefield Parkway, the Major Retail Corridor in Fort Oglethorpe
- Center Provides Excellent Visibility and Easy Access from Battlefield Parkway and to I-75
- Close Proximity to Cornerstone Medical Center (239 Beds)
- Situated Within 2.5 Miles from Battlefield Elementary (495 Students) and Lakeview - Ft. Oglethorpe High School (988 Students)
- Combined Traffic Count: 30,010 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	1,420	23,037	74,389
Daytime Population	2,322	21,165	64,556
Total Households	592	9,427	29,931
Avg. HH Income	\$81,520	\$75,437	\$75,550

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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 6400 Powers Ferry Road, Suite 300, Atlanta, GA

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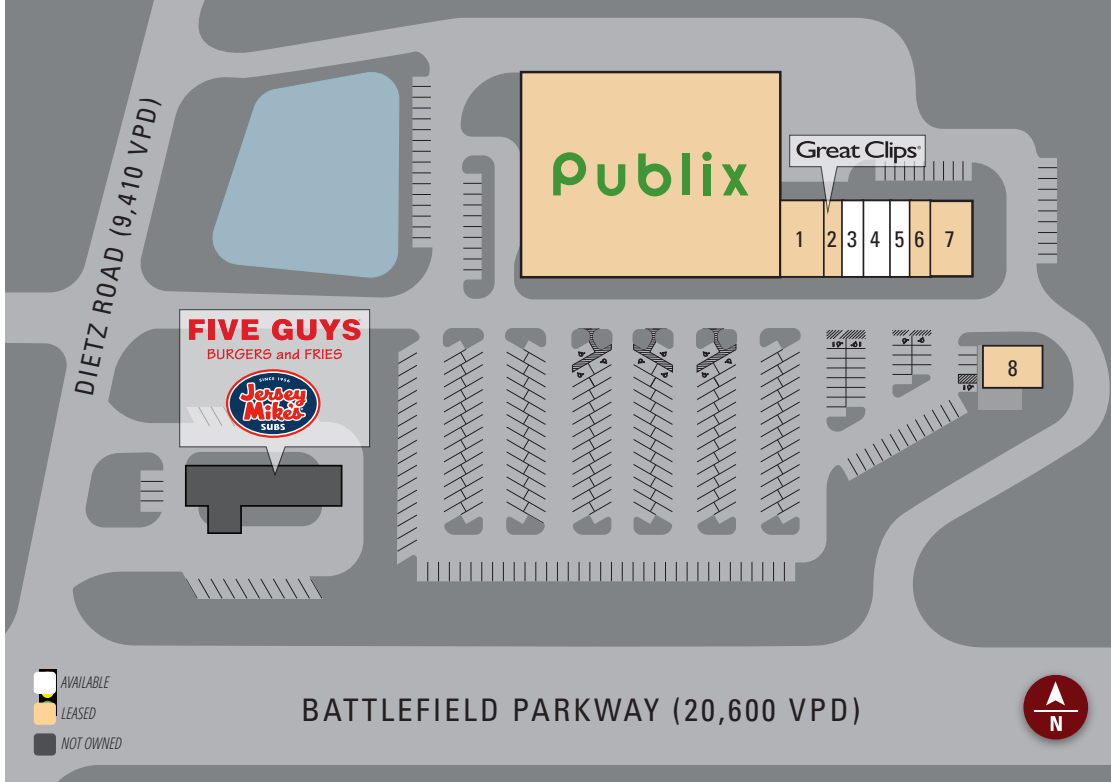


www.crossmanco.com

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SITE PLAN



Suite	Tenant	Size
ANC	Publix	46,797
1	Noire the Nail Bar	2,800
2	Great Clips	1,400
3	AVAILABLE	1,400
4	AVAILABLE	1,750
5	AVAILABLE	1,400
6	Audible Hearing Aid Center	1,400
7	Vocelli Pizza	2,800
8	Blood Assurance	2,000

TOTAL 61,747



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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **161,300**

EST. # OF VISITS ANNUALLY

 **777,100**

AVG. VISITS / CUSTOMER

 **4.82**

AVG. LENGTH-OF-STAY / VISIT

 **37 MIN**

TOP 3 DAYS



Sunday
Saturday
Friday

OF VISITS

144,494
133,931
120,353

TOP 3 HOURS



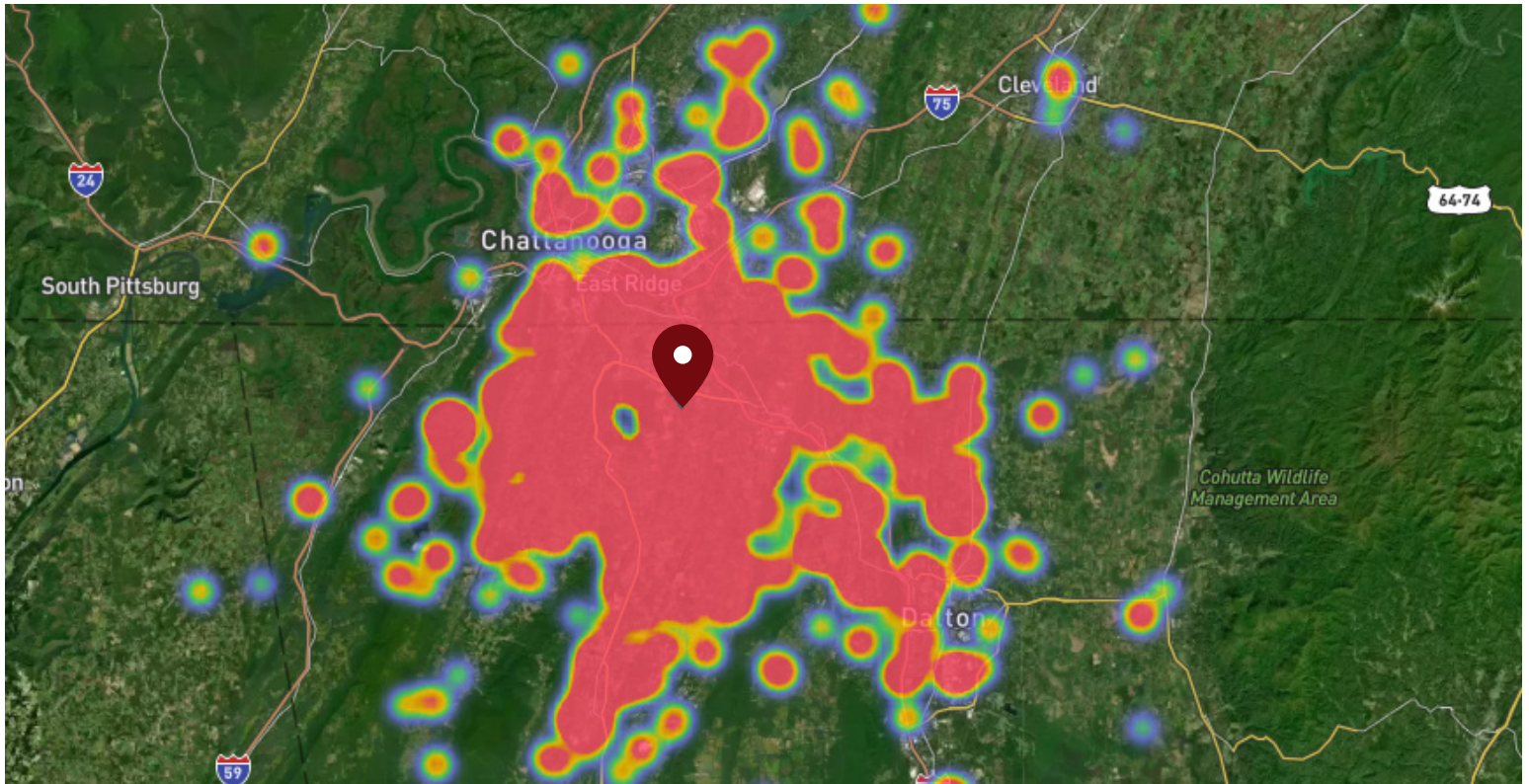
5-6 PM
4-5 PM
3-4 PM

OF VISITS

143,131
139,496
127,319

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2022 - March 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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