

Retail Property
For Lease



SENTRY STATION

2645 BATTLEFIELD PKWY
FORT OGLETHORPE, GA 30742

HUNTER PORTER

Vice President of Leasing

859.721.2994

hporter@bcwoodproperties.com





PROPERTY DESCRIPTION

Located in the booming Chattanooga MSA (Fort Oglethorpe, GA), Sentry Station offers a strong national tenant lineup including Bealls, Hibbett, and CATO. Along the Tennessee border in Northwest Georgia, Catoosa County is roughly 100 miles northwest of Atlanta and 17 miles south of Chattanooga, Tennessee. With a population of over 68,000 residents, the County consists of two major cities—Ringgold and Fort Oglethorpe.

This is the main commercial corridor of Fort Oglethorpe. Nearby retailers include Walmart, Publix, Hobby Lobby, Marshalls, Ross, Petco, Lowes, among others.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	16
Available SF:	1,050 - 2,400 SF
Lot Size:	6.93 Acres
Building Size:	67,796 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,254	10,899	34,125
Total Population	2,872	26,538	84,074
Average HH Income	\$72,210	\$77,758	\$78,211



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LEGEND

- Available
- Not a Part
- Unavailable



AVAILABLE SPACES

SUITE	TENANT	SIZE
2535	Five Below	9,220 SF
2561	Elite Title Company	2,000 SF
2563	Hotworx	1,950 SF
■ 2575	Available	2,400 SF
2593	Ulta (Opening 2026)	9,060 SF
2601	Hibbett Sports	5,200 SF
2625	Burlington	22,560 SF
2639	Urban Nail Studio	5,240 SF
■ 2647	Available	1,050 SF
■ 2649	Available	1,724 SF
2645	Highland Tire	7,392 SF



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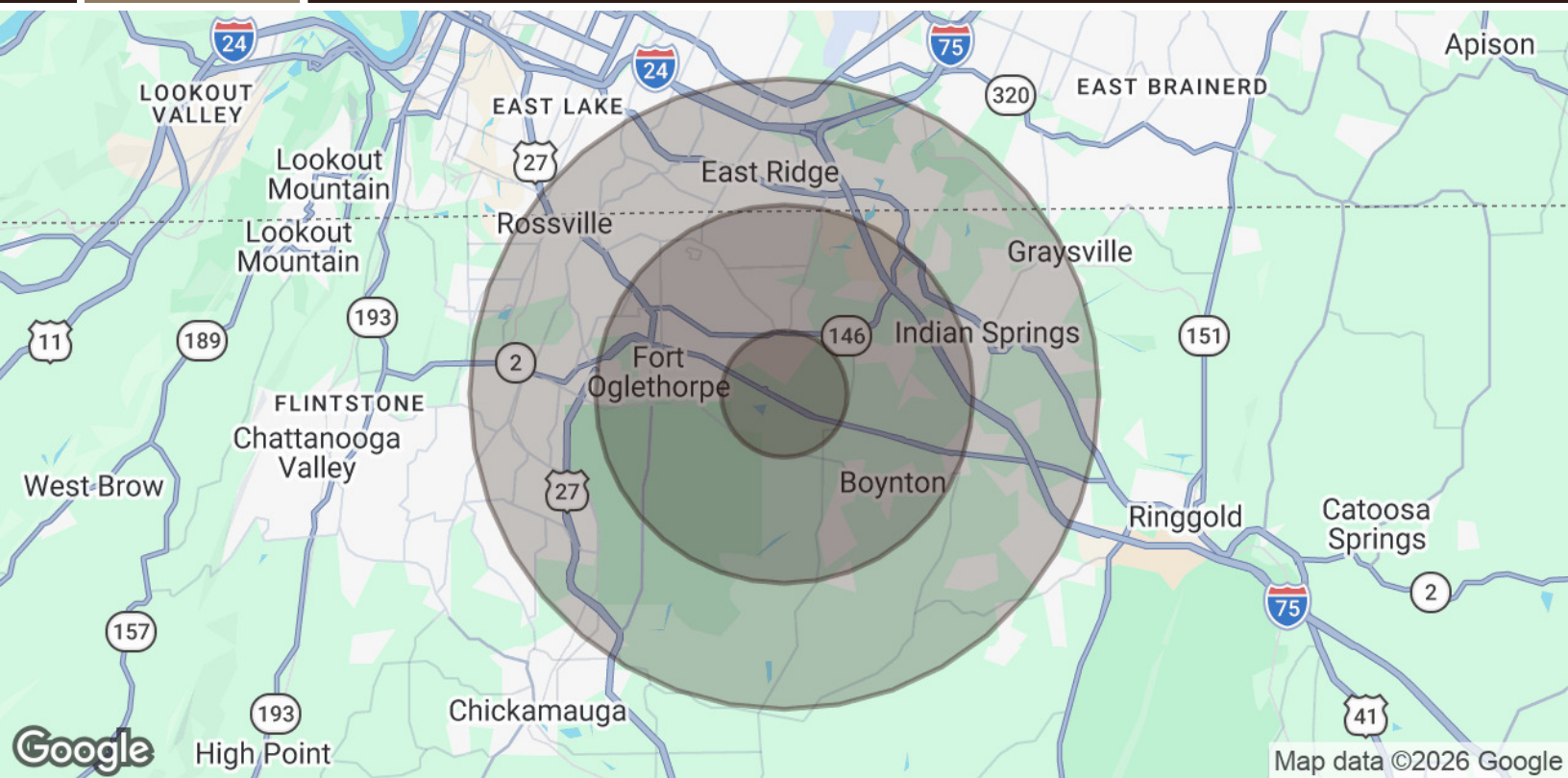
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,872	26,538	84,074
Average Age	45	43	41
Average Age (Male)	41	41	40
Average Age (Female)	49	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,254	10,899	34,125
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$72,210	\$77,758	\$78,211
Average House Value	\$261,945	\$248,028	\$258,925

Demographics data derived from AlphaMap



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