

Retail | Restaurant

313 McFarland Ave.
Rossville, GA 30741

This small, vibrant town is located just a few miles from Chattanooga, Tennessee and offers a unique blend of Southern charm and modern amenities.



Property Highlights

- 4,468± SF free-standing building
- 3,000± SF of restaurant space
- 1,400± SF of retail space
 - Full kitchen
- All restaurant equipment
- Large walk-in cooler
- 2 restrooms (1 ADA compliant)
- Large parking lot
 - 27 parking spaces + 1 Handicap
- Outdoor, creekside patio area
- Highly visible in central Rossville, GA

Offering Summary

SALE PRICE: **\$779,000**

SQUARE FEET: **4,468± SF**

ACRES: **0.79±**

ZONING: **C-1**

YEAR BUILT | RENOVATED: **1948 | 2021**

2023 RE TAXES: **\$3,911.23**

Located in the 100-year flood

Demographics

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLD	2,477	21,176	51,250

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

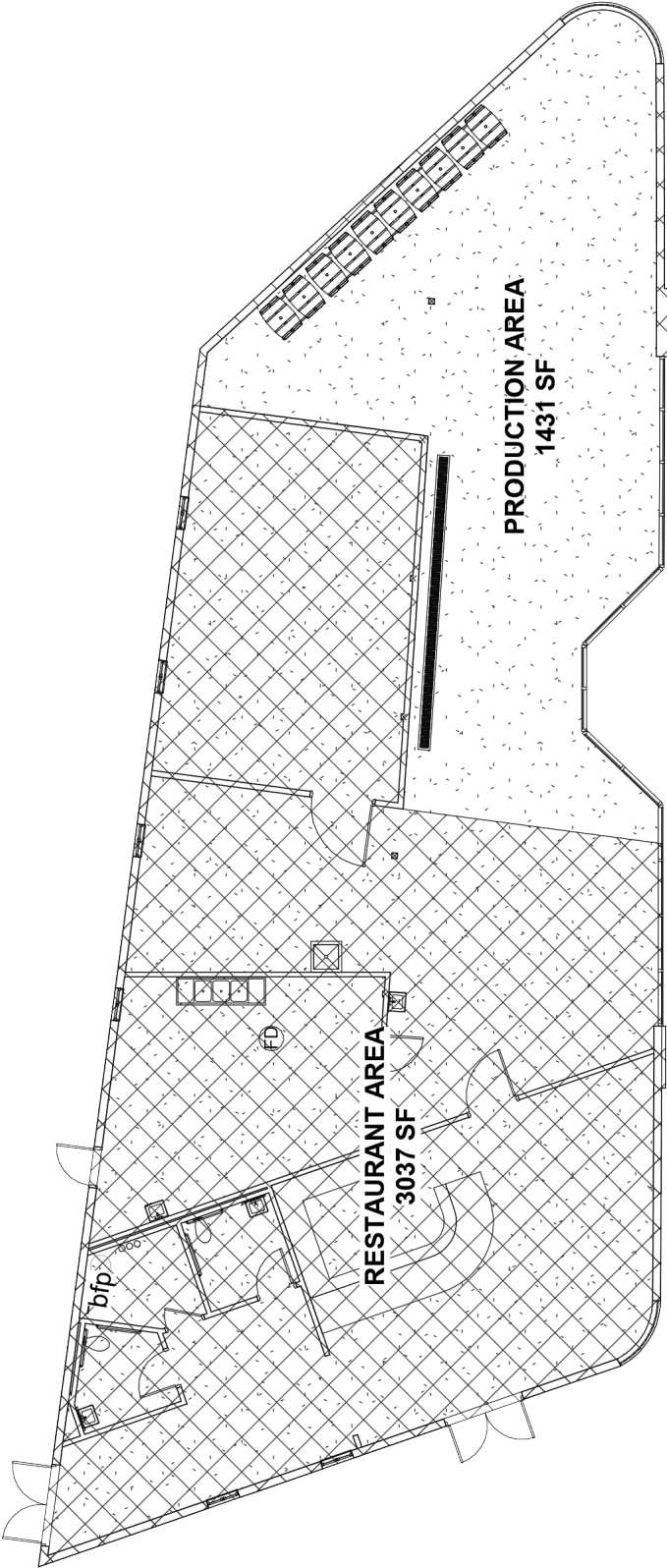
🌐 naicharter.com

**For more information,
please contact:**



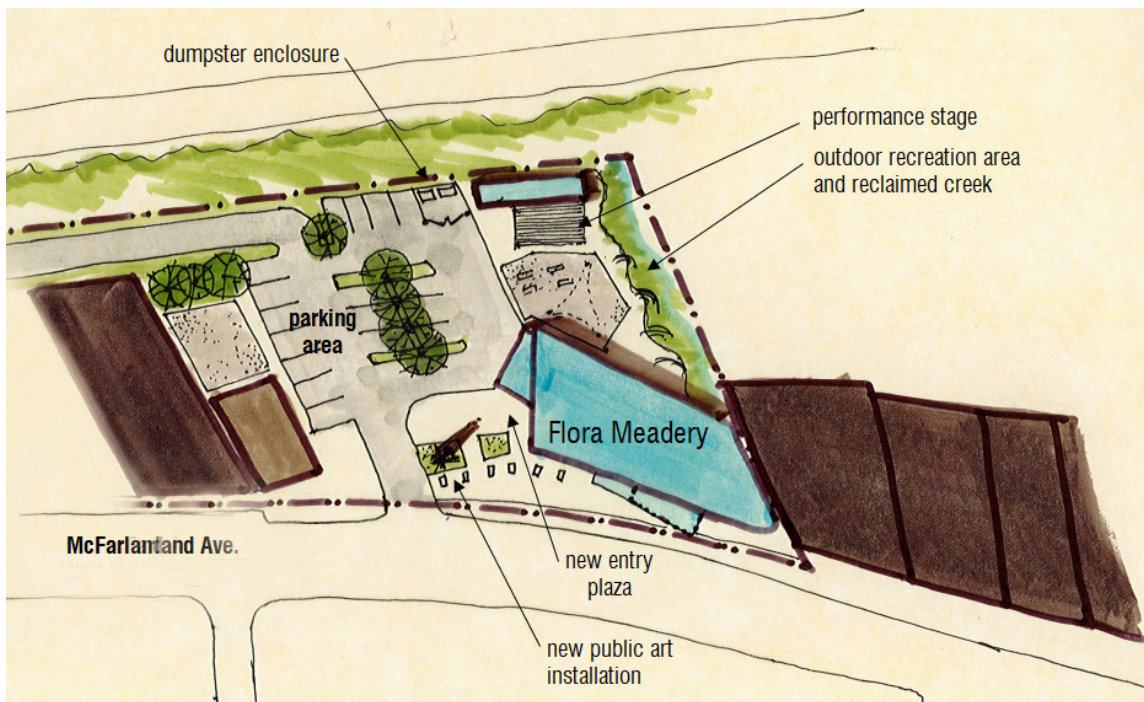
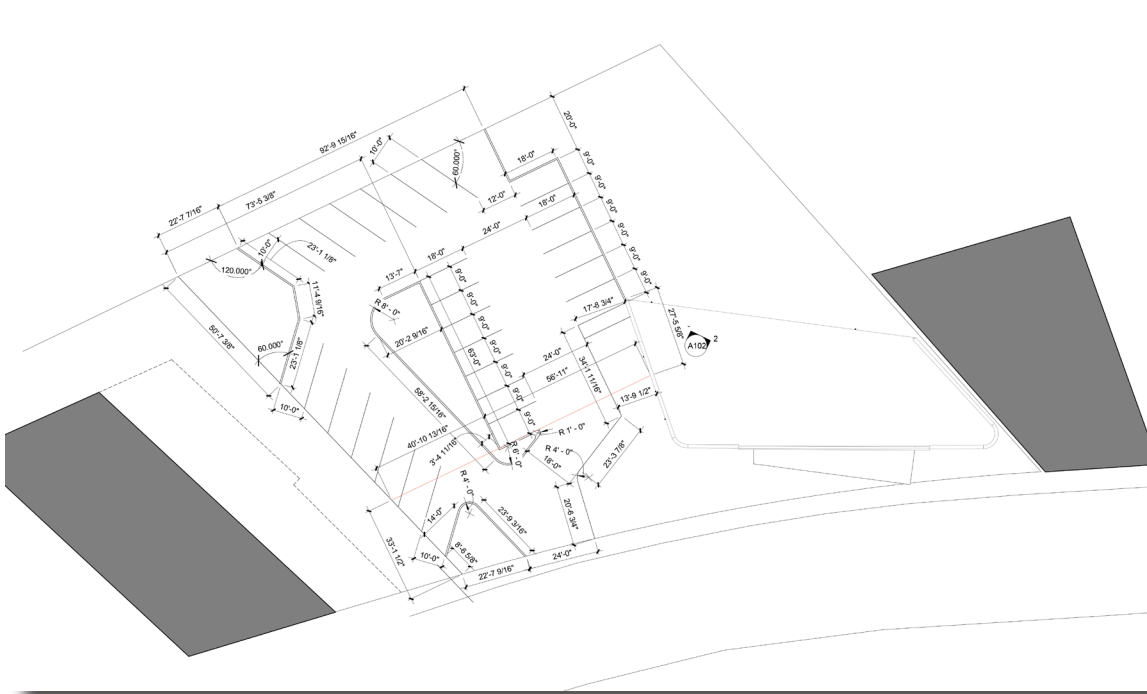
Christopher "Pher" Moore
o: 423 308 3772
e: cmoore@charterre.com

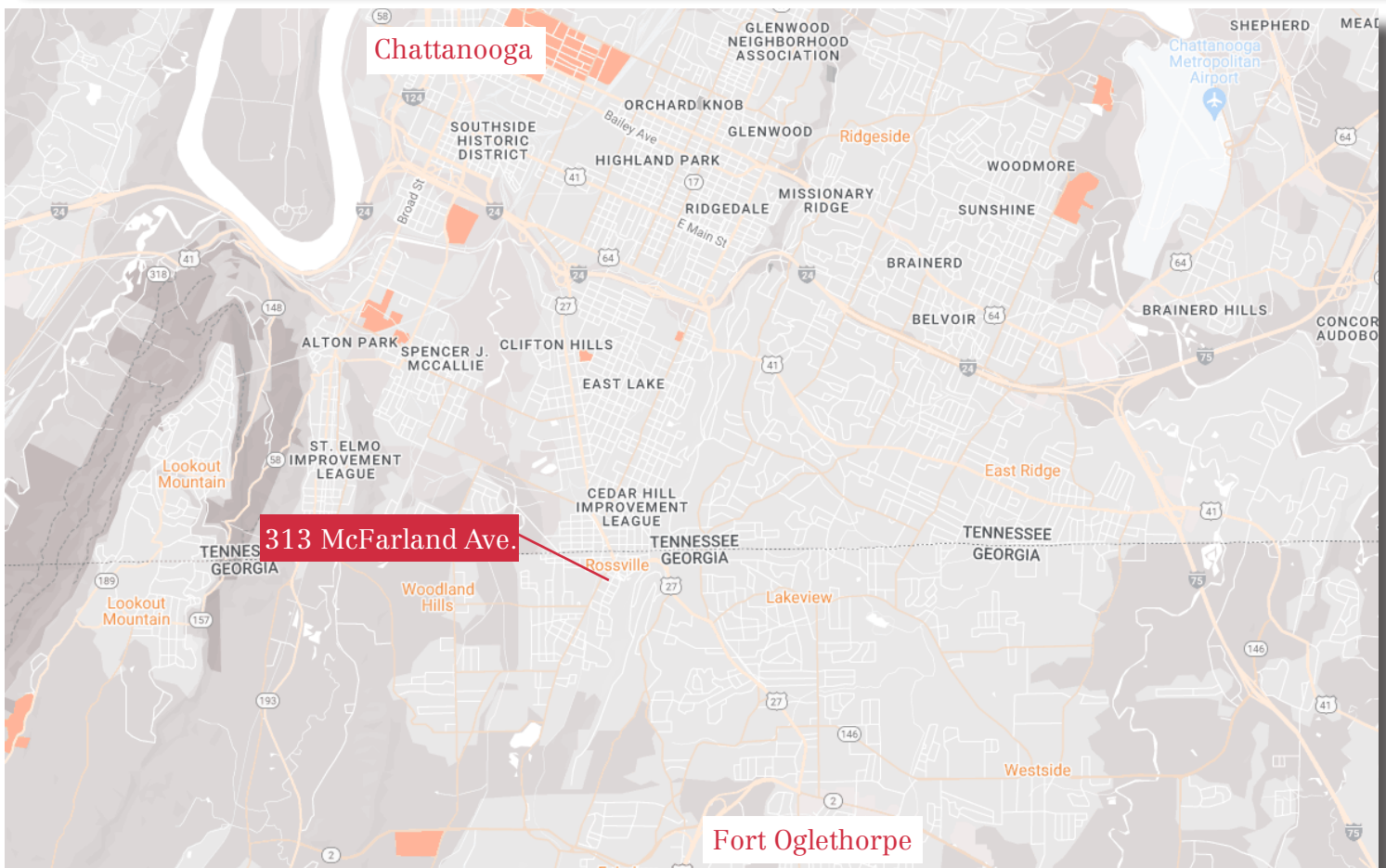
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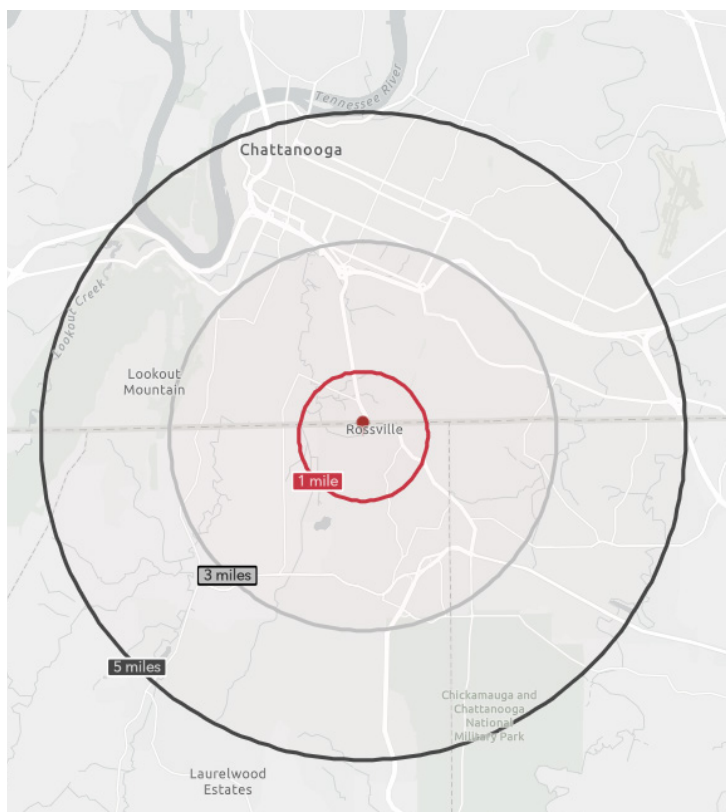






TRAFFIC COUNTS | 2022

HWY 27	24,600 VPD
McFarland Ave.	12,500 VPD



KEY FACTS - 5 MILES

124,305

Population

36.9

Median Age



\$54,340

Median Household
Income



\$31,687

Per Capita Income



\$81,399

Median Net Worth

Population	3 mile	5 mile
2024 Population	53,768	124,305
2029 Population	55,846	127,579
Median Age	36.5	36.9
Household	3 mile	5 mile
2024 Households	21,176	51,250
Average Household Income	\$69,046	\$76,482