

FOR LEASE

534 Patterson Ave

Fort Oglethorpe, GA
30742

JOHN TUGMAN

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832 GEORGIA AVENUE, CHATTANOOGA, TN 37402 | 423.432.0963





LOCATION DESCRIPTION

Located in the city of Fort Oglethorpe, GA, the area surrounding the property is a prime location for Industrial/Warehouse/Distribution tenants. The city offers easy access to major transportation routes, making it an ideal hub for logistical operations. Nearby, prospective tenants will find various amenities including restaurants, hotels, and retail centers, providing convenience and accessibility for employees and clients. With its strategic location and promising business environment, the area around the property is sure to attract businesses looking to establish or expand their operations in a vibrant and dynamic community.





PROPERTY HIGHLIGHTS:

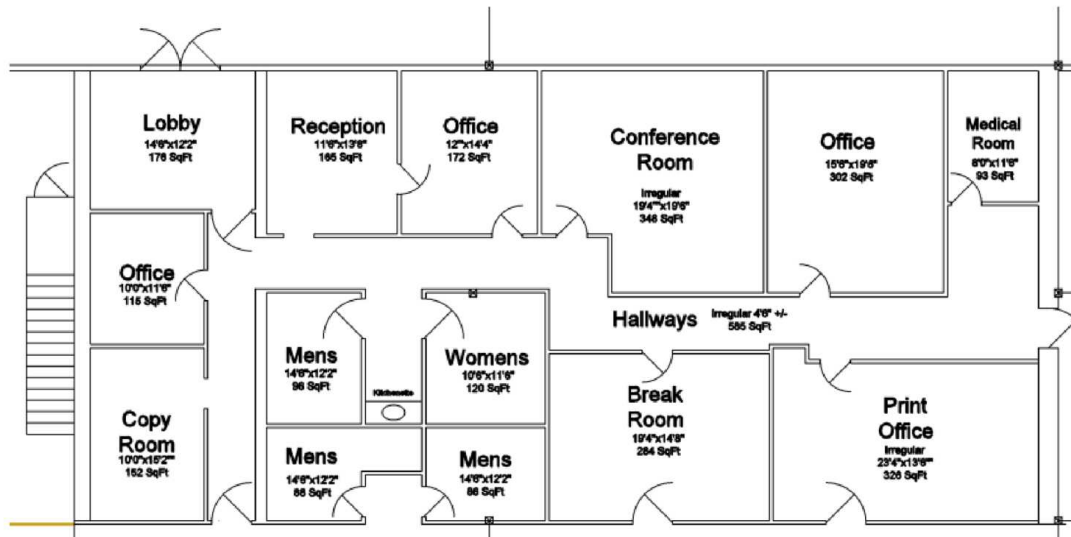
OUTSIDE STORAGE
TRAILER PARKING
DOCK HIGH DOORS
DRIVE IN DOOR
24'-35' CLEAR IN WAREHOUSE
1,200 AMPS OF POWER WITH EXTRA CAPACITY
6,000 SQ. FT. OF OFFICE

OFFERING SUMMARY

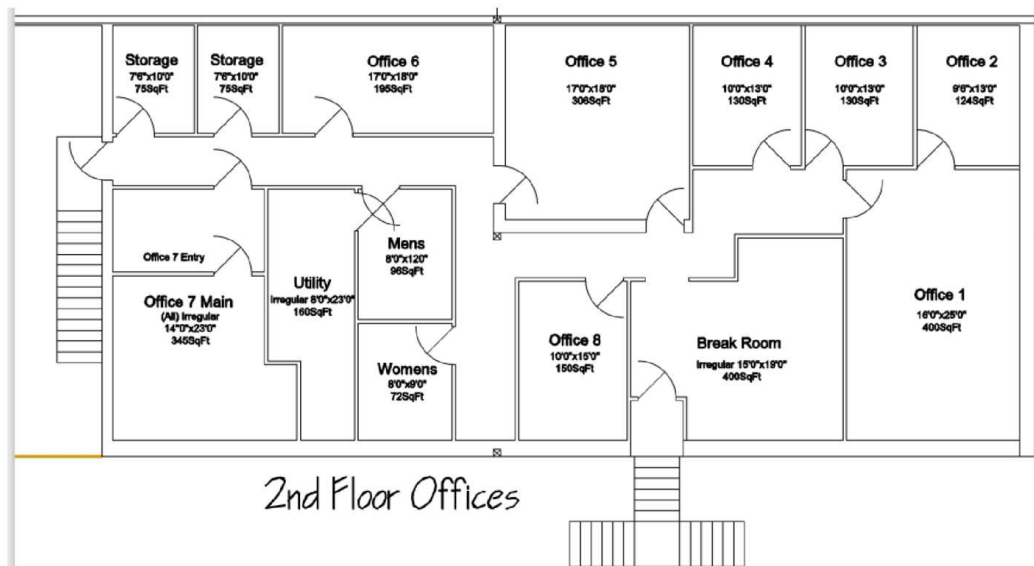
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	81,128 SF
Lot Size:	225,790 SF
Building Size:	81,128 SF

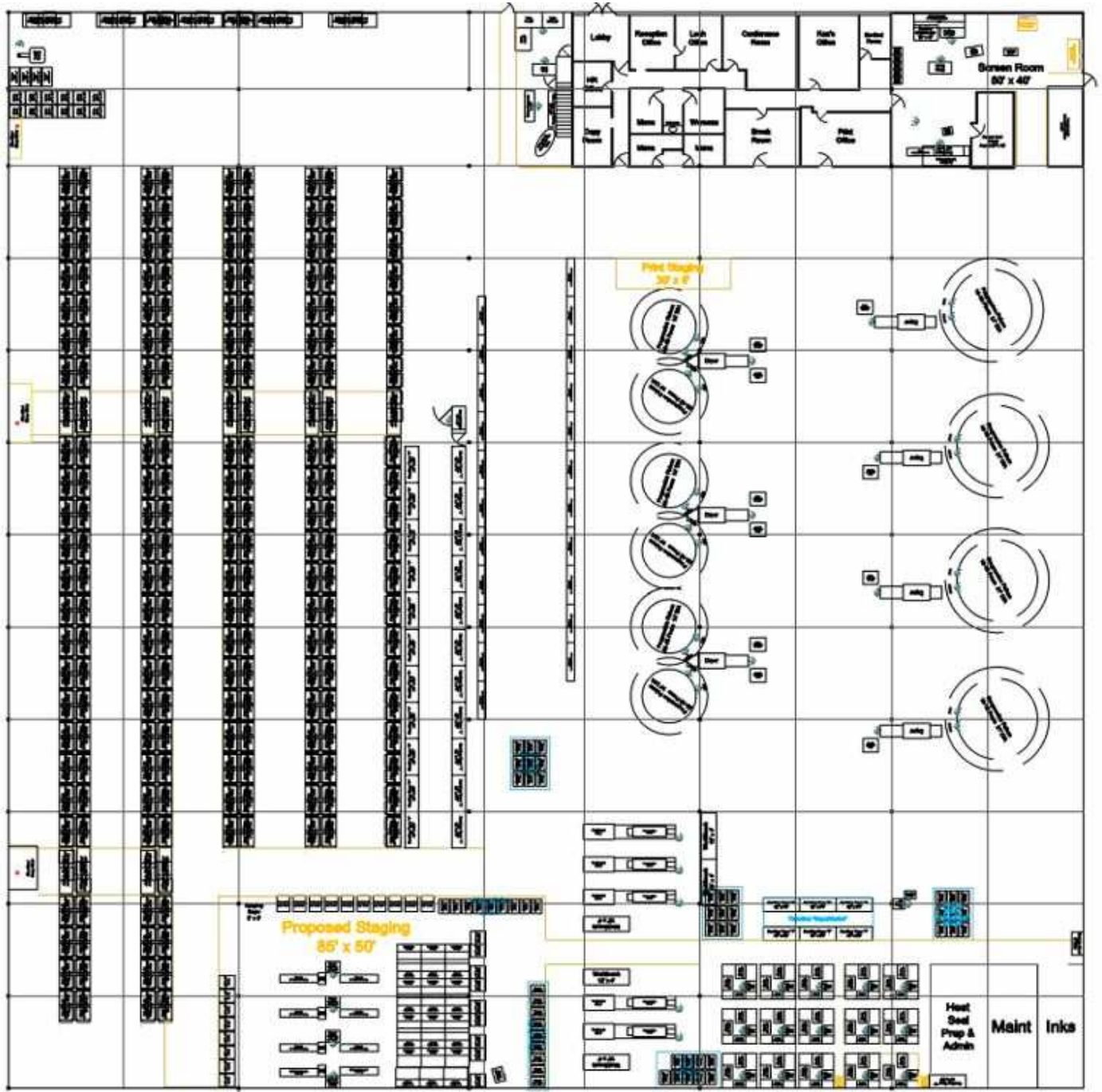
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	237	670	3,347
Total Population	556	1,650	7,921
Average HH Income	\$62,007	\$58,196	\$66,041

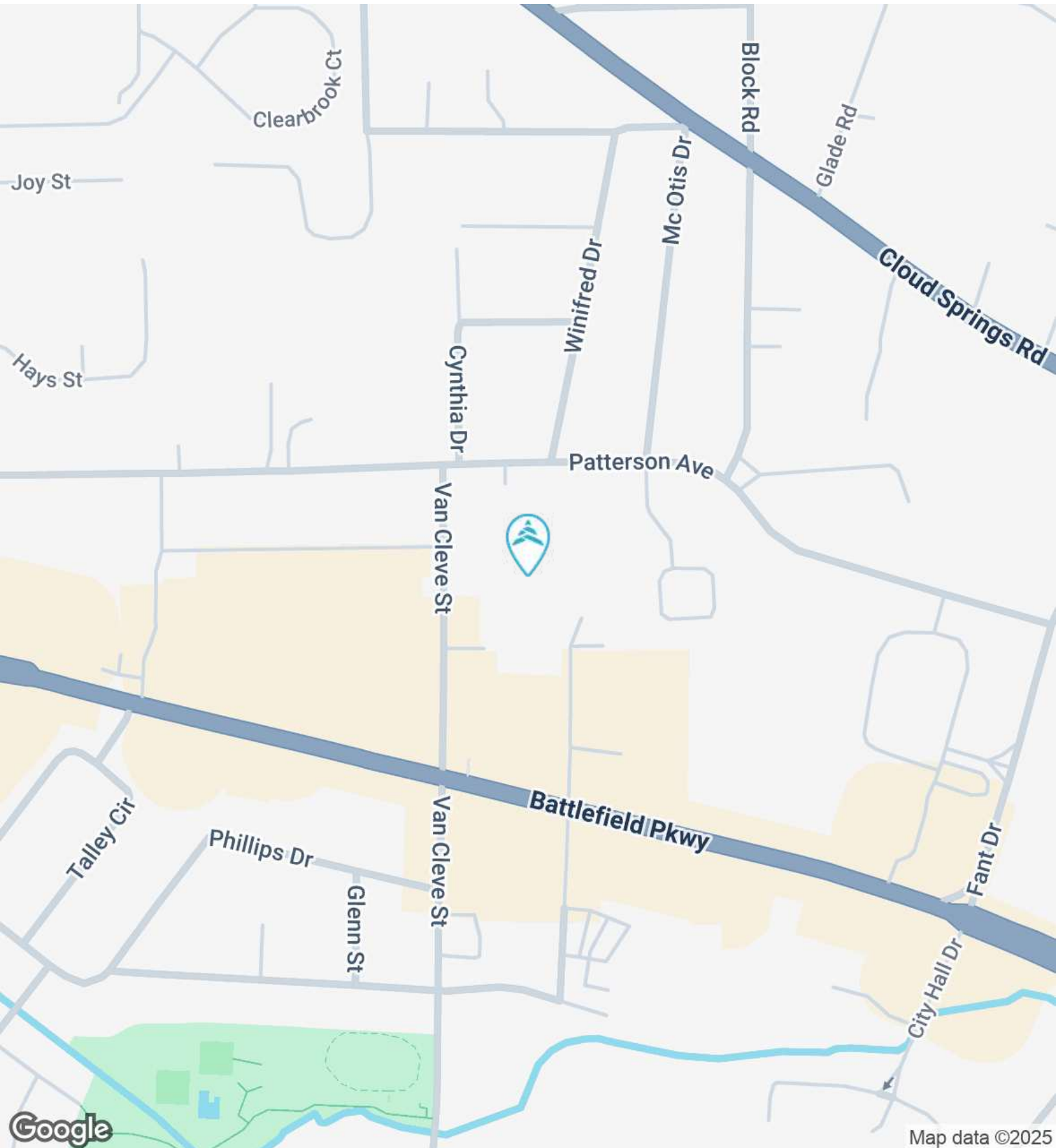
First Floor Office Layout

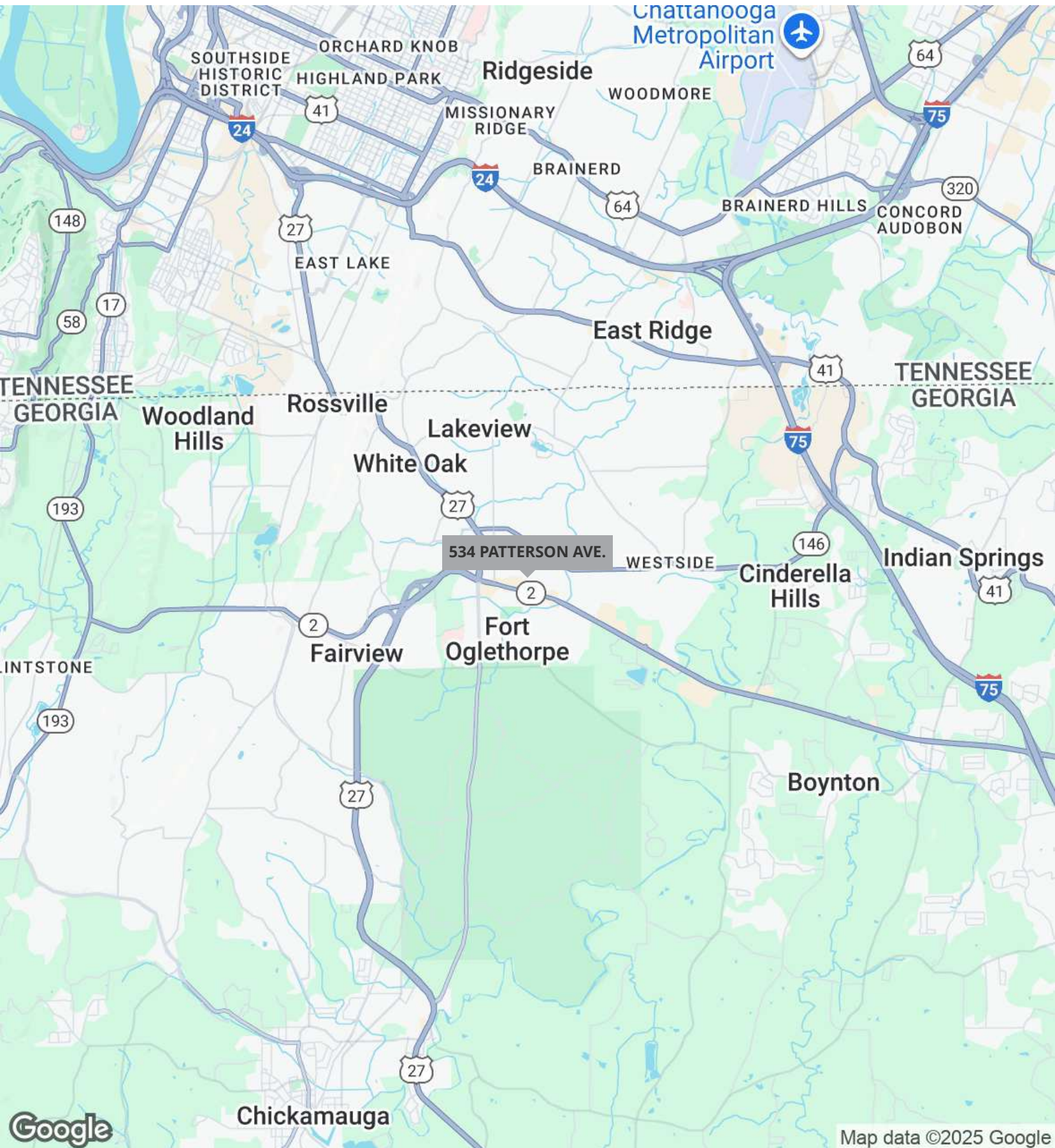


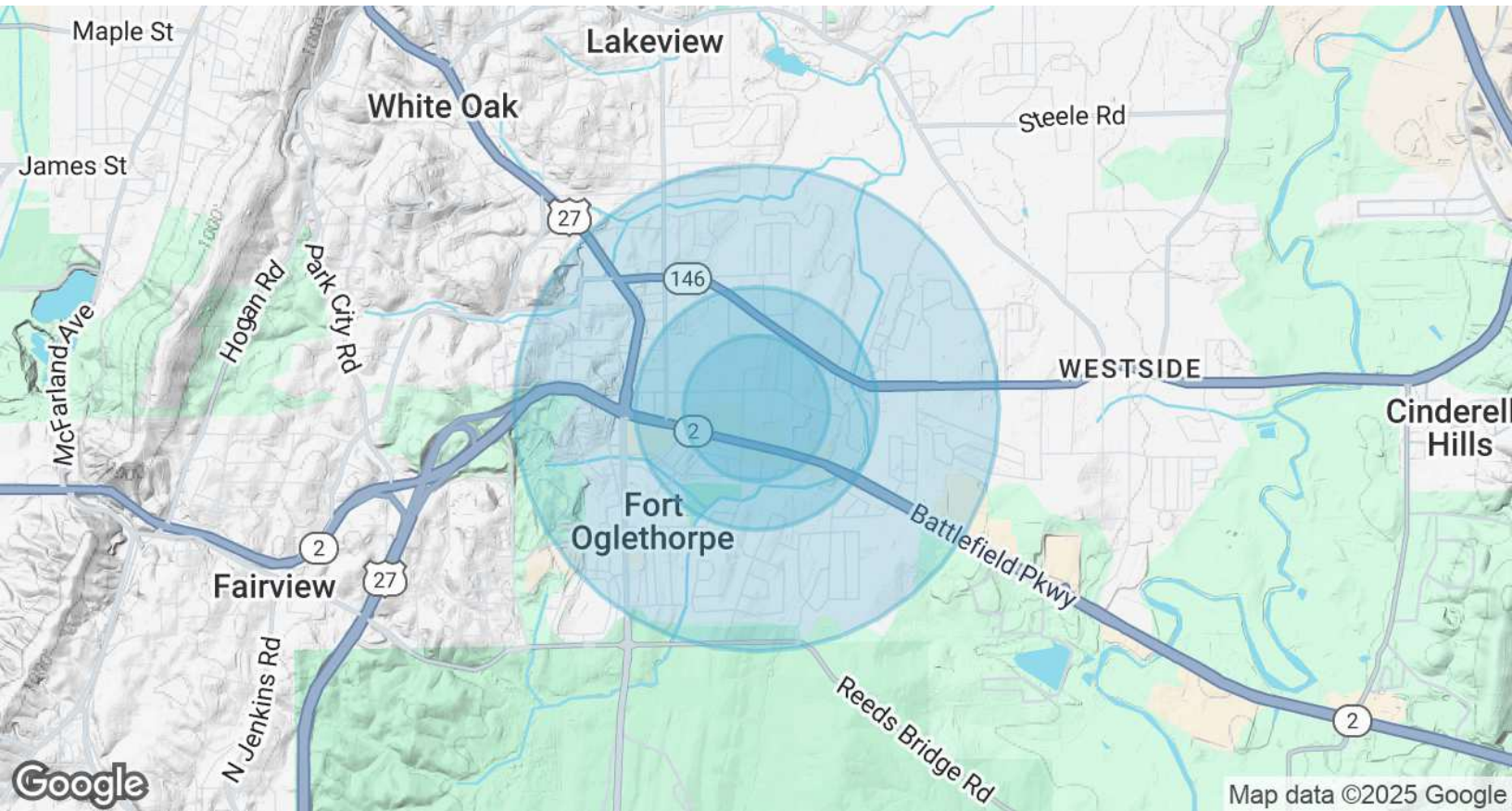
Second Floor Office Layout










POPULATION
0.3 MILES
0.5 MILES
1 MILE

Total Population	556	1,650	7,921
Average Age	44	40	42
Average Age (Male)	41	38	40
Average Age (Female)	46	42	44

HOUSEHOLDS & INCOME
0.3 MILES
0.5 MILES
1 MILE

Total Households	237	670	3,347
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$62,007	\$58,196	\$66,041
Average House Value	\$176,587	\$181,320	\$203,514

Demographics data derived from AlphaMap









