

FOR LEASE

# 534 Patterson Ave

Fort Oglethorpe, GA  
30742

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#### 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

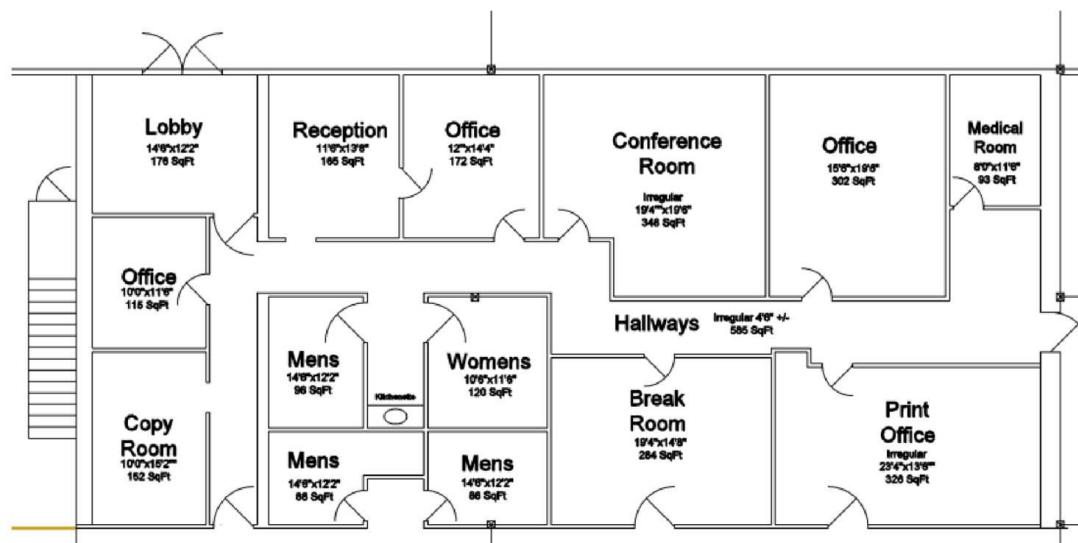
6,000 SQ. FT. OF OFFICE

## OFFERING SUMMARY

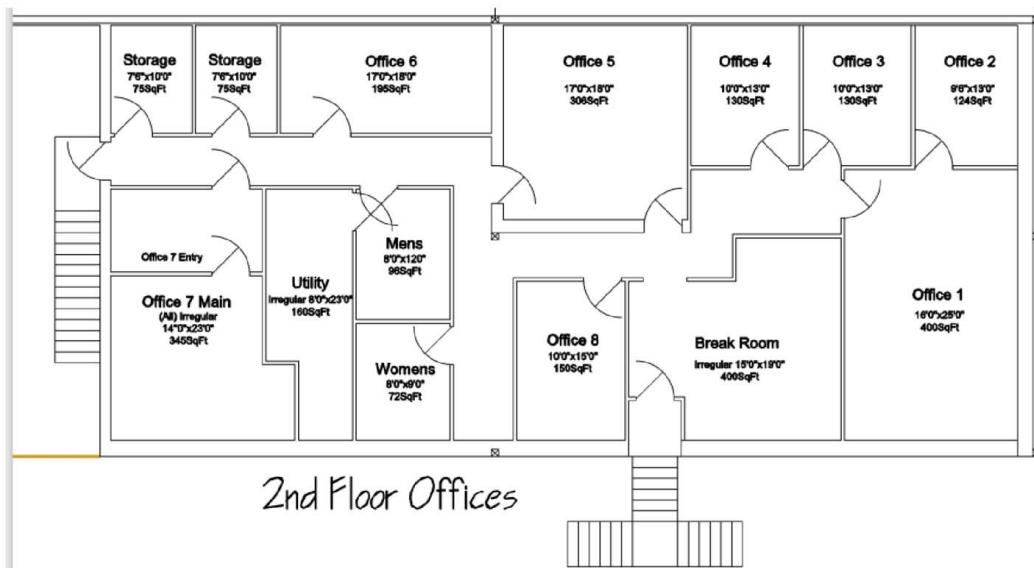
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	81,128 SF
Lot Size:	225,790 SF
Building Size:	81,128 SF

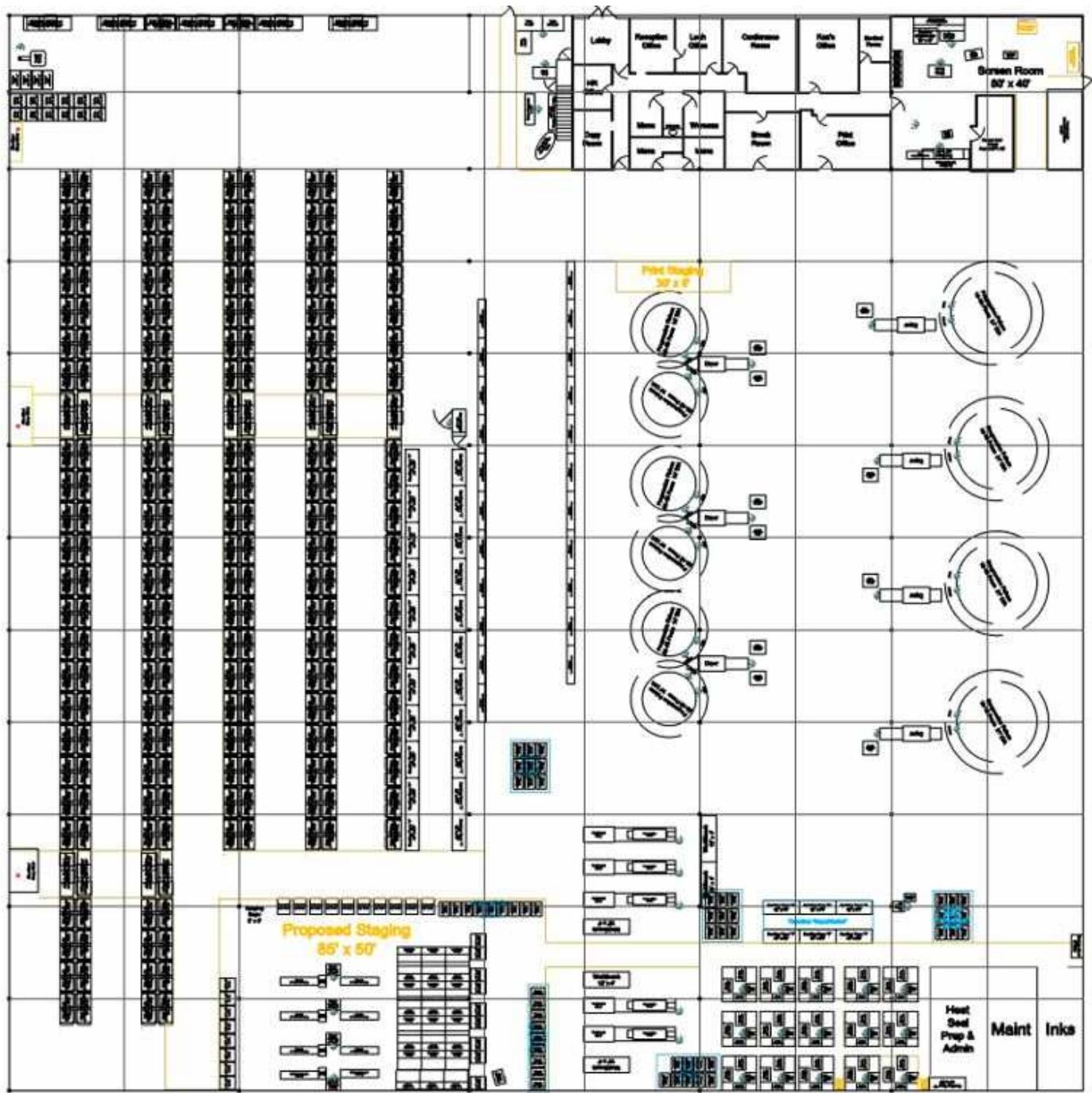
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	237	670	3,347
Total Population	556	1,650	7,921
Average HH Income	\$62,007	\$58,196	\$66,041

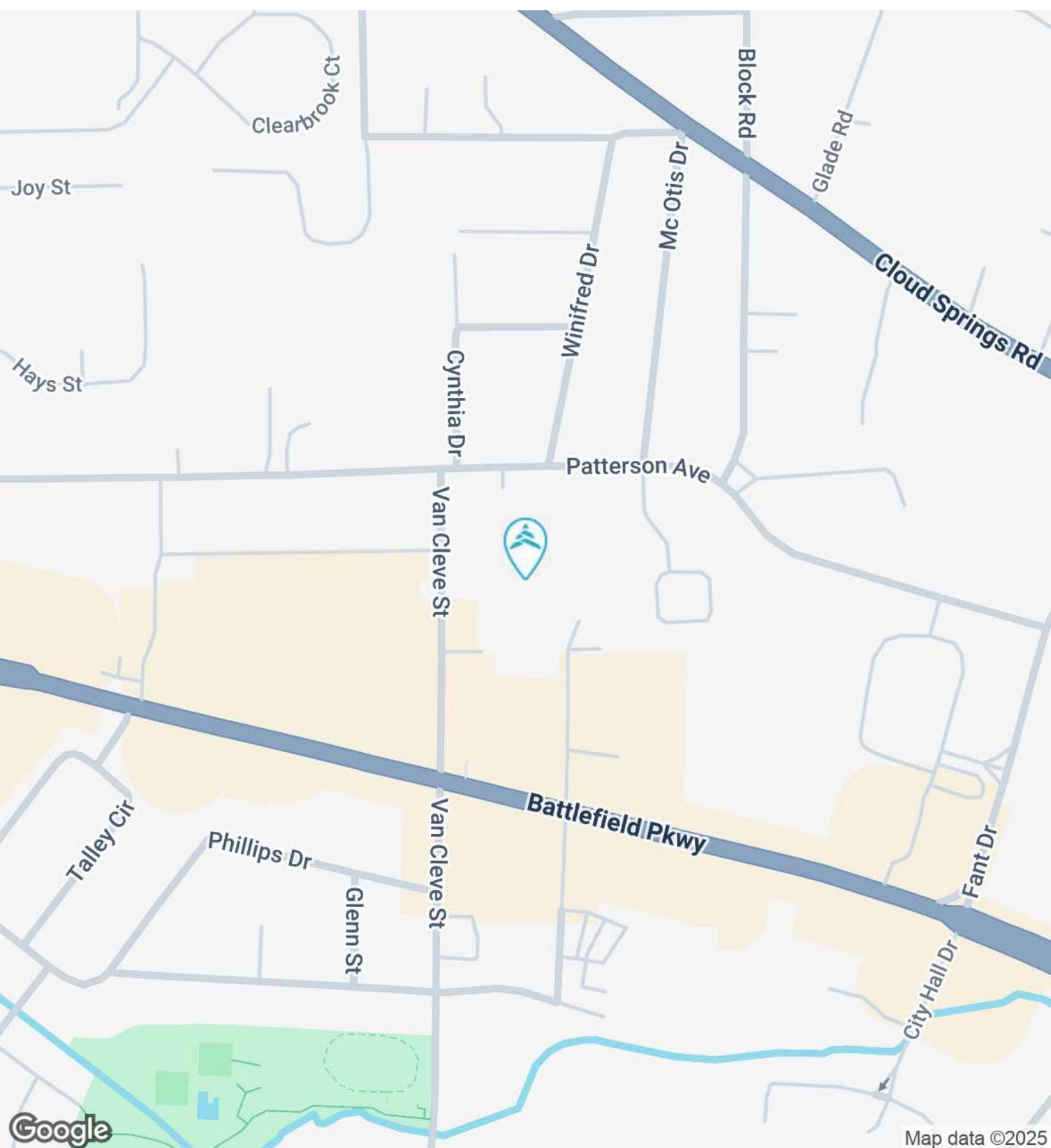
## First Floor Office Layout

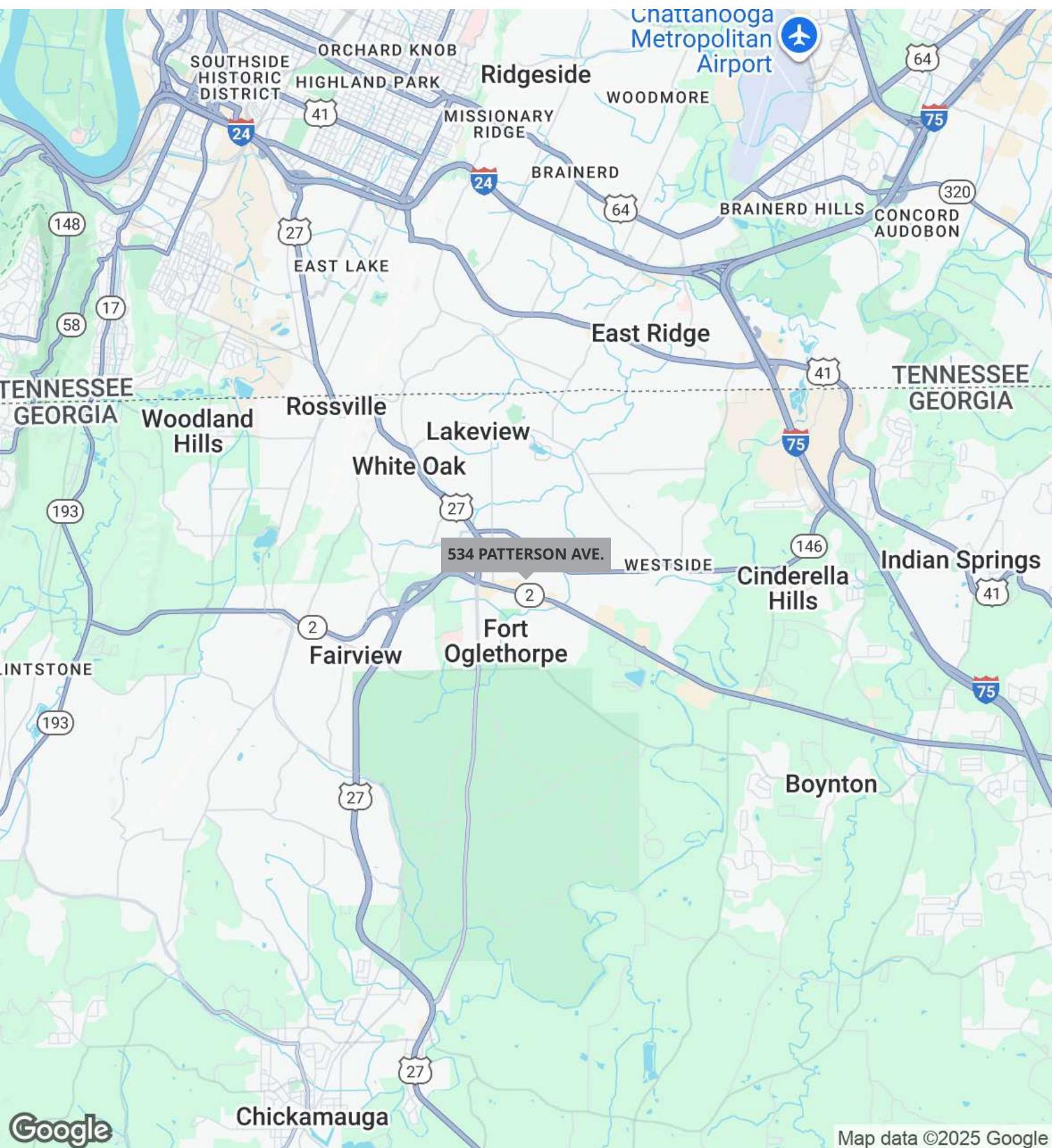


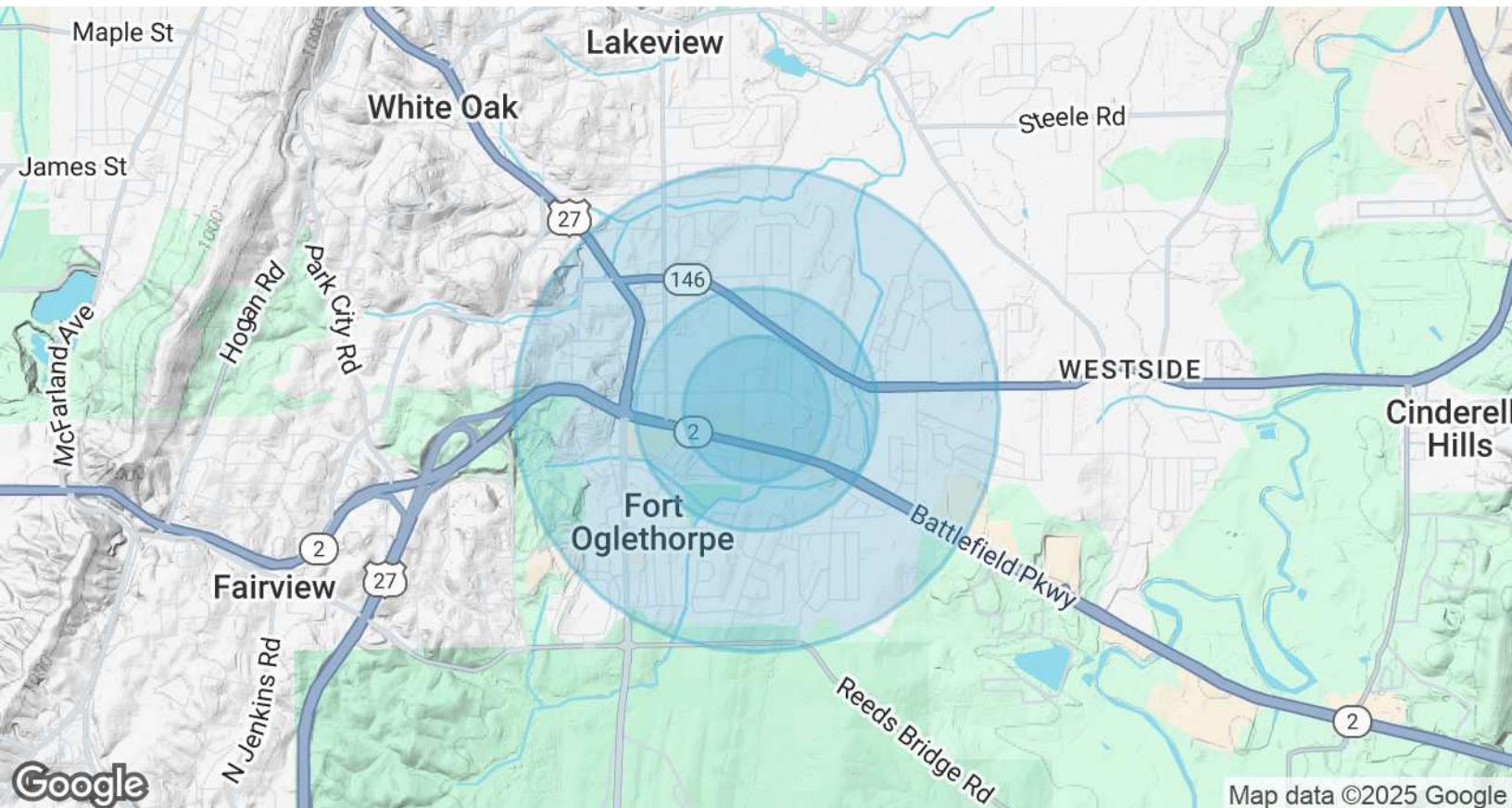
## Second Floor Office Layout










**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*









