

# 2705 Battlefield Pkwy

Fort Oglethorpe, GA 30742

**SECOND STORY**  
REAL ESTATE MANAGEMENT

## Creative Restaurant/Retail Space for Lease

2020 Redevelopment Breakdown of former  
Holcomb Garden Center

### Building One:

- McAlister's Deli: 3,500 SF
- **Vacant:** 2,100 SF available
- Corazon de Mexico Cuisine: 2,100SF

### Building Two:

- Mean Mug Coffee: 2,100SF
- The Joint Chiropractic: 1,400 SF
- **Space A:** 2,120 SF vacant end cap

### Building Three:

- **Space B:** Former Holcomb Garden Center  
9,406 SF vacant flex building



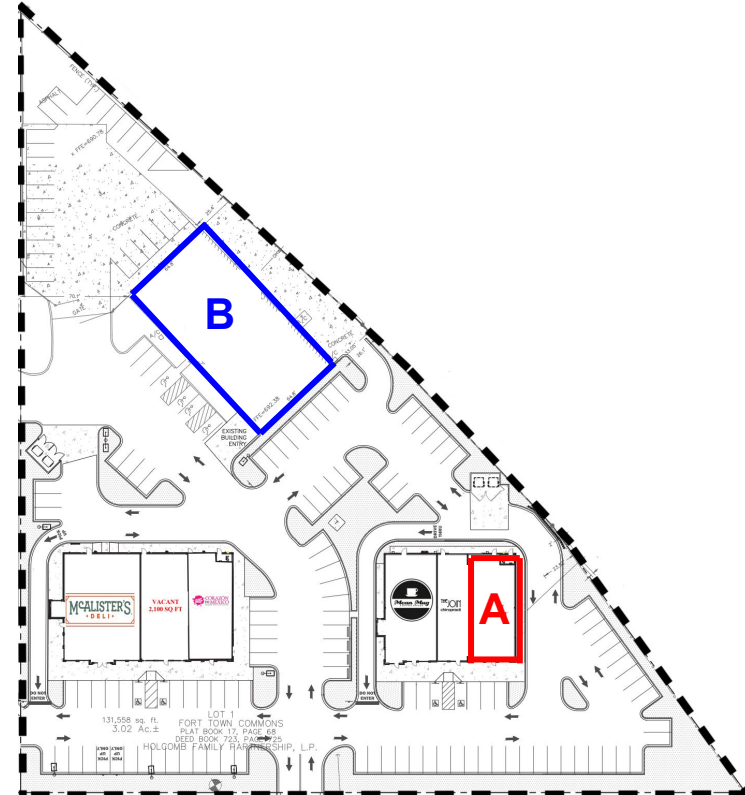
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Space	Square Footage	Price/SF
McAlister's	Restaurant 3,500 SF	---
LOI	Retail 2,100 SF	---
Corazon de Mexico Cuisine	Restaurant 2,100 SF	---
Mean Mug Coffee	Drive Thru 2,100 SF	---
The Joint Chiropractic	Retail 1,400 SF	---
<b>A - Vacant</b>	Retail 2,120 SF	\$30 PSF
<b>B - Vacant</b>	Flex Space 9,406 SF	\$16 PSF



# Site Location





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## Demographic Statistics

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,432	26,983	103,836
Median Age:	40.92	39.52	38.27
Households:	1,471	11,009	42,380



Lakeview - Ft  
Oglethorpe  
High School

Lakeshore  
Apartments

Battlefield Parkway - Approx. 35,000 AADT

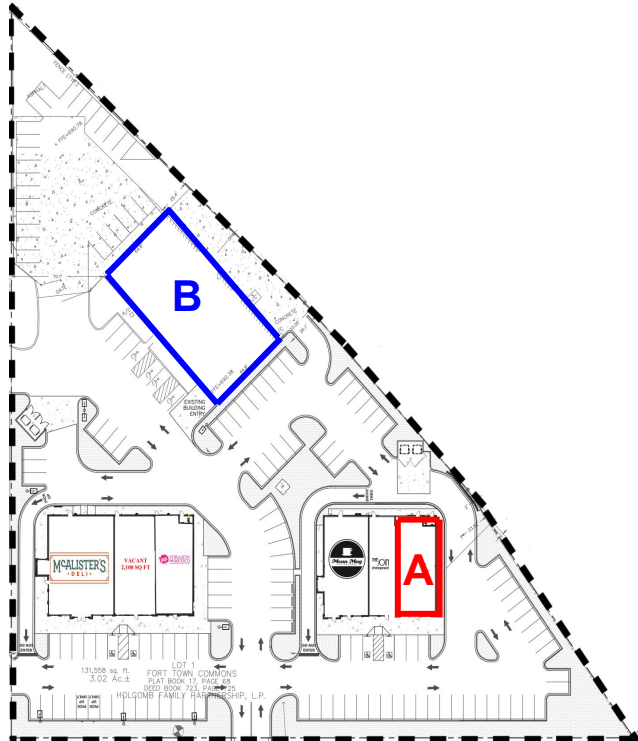


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For more information regarding leasing options, feel free to contact  
Hunter Myers at  
[huner.myers@svn.com](mailto:huner.myers@svn.com) or 423-682-8241.  
Thank you.