

For Sale



Restaurant • Vacant Upon Sale

2047 Battlefield Parkway • Fort Oglethorpe, GA 30742



SVN | Second Story is pleased to present the opportunity to acquire a freestanding restaurant property strategically located along one of North Georgia's most active retail corridors in Fort Oglethorpe, GA. The property, currently an IHOP, will be delivered vacant at sale, providing flexibility for a new owner-user or developer.

The site benefits from signalized access and direct visibility on Battlefield Parkway, which sees approximately 35,000 vehicles per day. Surrounding retailers include Home Depot, Lowe's, Aldi, and Dollar Tree, along with strong community anchors such as Lakeview-Fort Oglethorpe High School, serving more than 1,000 students.

With its high-traffic frontage, established retail co-tenancy, and flexible redevelopment potential, the property is well-positioned for continued restaurant use, conversion to another retail format, or potential site redevelopment.



**2047 Battlefield Pkwy
Fort Oglethorpe, GA 30742**

The Offering

Sale Price	\$2,700,000
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Property Summary

Market Area	Catoosa County
Building Size	±3,916 SF
Occupancy	Vacant Upon Sale
Year Built	2006
Lot Size	±1.14 AC
Parking	25 Spaces
Parking Ratio	6.38/1,000 SF

Investment Highlights

Freestanding Restaurant Property

- Current IHOP to be delivered vacant at sale

High Visibility Location

- Battlefield Parkway frontage with $\pm 35,000$ VPD traffic counts

Signalized Access

- Direct, convenient ingress/egress

Community Demand Drivers

- Adjacent to Lakeview-Fort Oglethorpe High School with +1,000 students

Flexible Use Potential

- Suitable for immediate restaurant re-tenanting or redevelopment opportunity



Direct exposure on Battlefield Parkway with over 35,000 vehicles passing daily



Signalized Access with Convenient Ingress & Egress



Prime Retail Corridor | Surrounded by National Retailers and Adjacent to 1,000+ Student High School

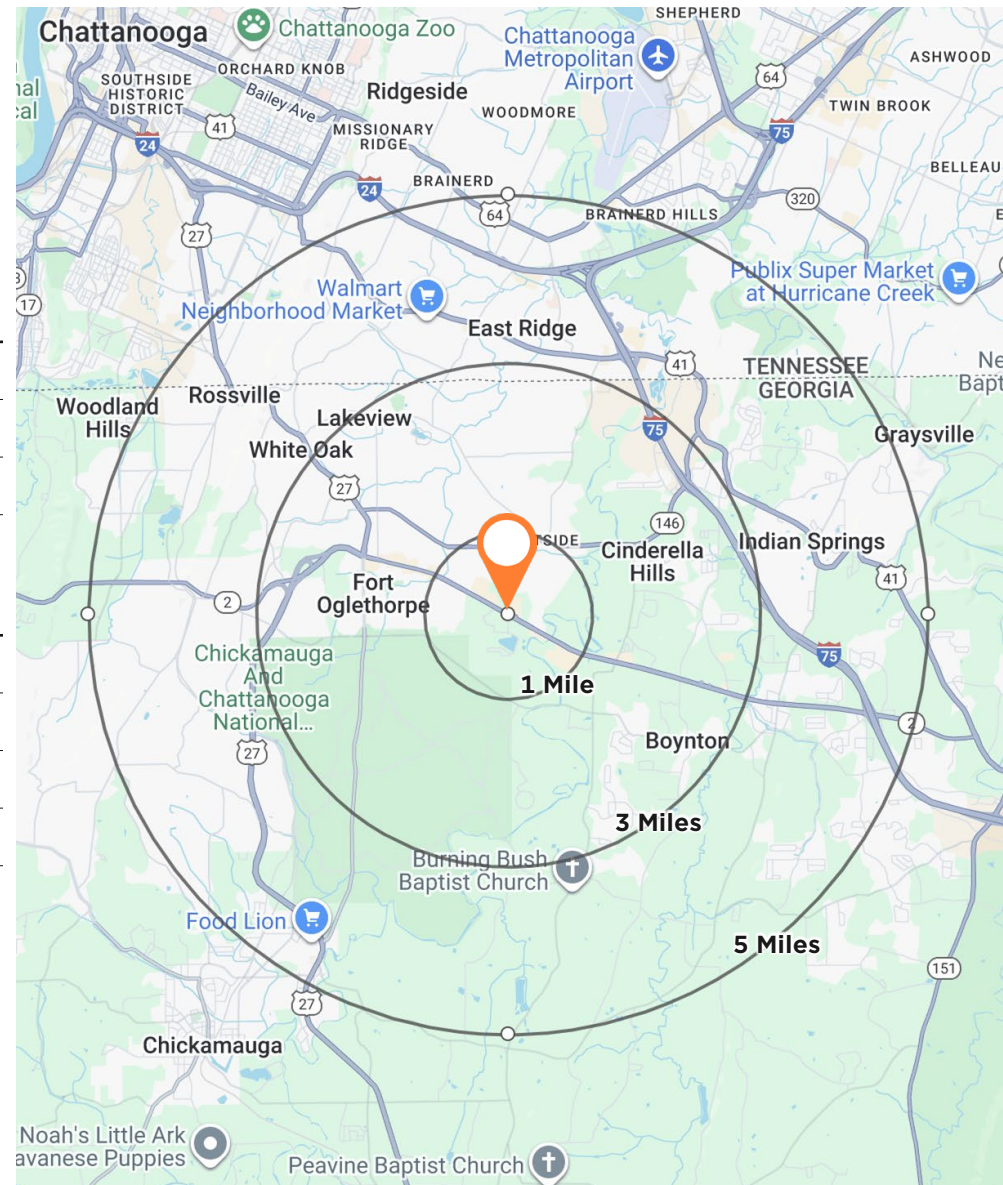


Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,009	32,171	91,309
2029 Projection	6,195	33,347	95,497
Median Age	42.4	42.5	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,625	13,294	36,687
Persons Per HH	2.2	2.4	2.4
Average HH Income	\$56,821	\$65,641	\$68,590
Median House Value	\$184,942	\$165,362	\$174,581

Demographics data derived from: AlphaMap & CoStar



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EXCLUSIVELY LISTED BY:

Hunter Myers

Senior Brokerage Director

678.787.5019

hunter.myers@svn.com

