

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-Stranding Multi-tenant 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
- Outdoor, creekside patio area
- Highly visible in central Rossville, GA
- FULLY LEASED
- 27 parking spaces + 1 Handicap

Offering Summary

SALE PRICE:	\$879,000
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

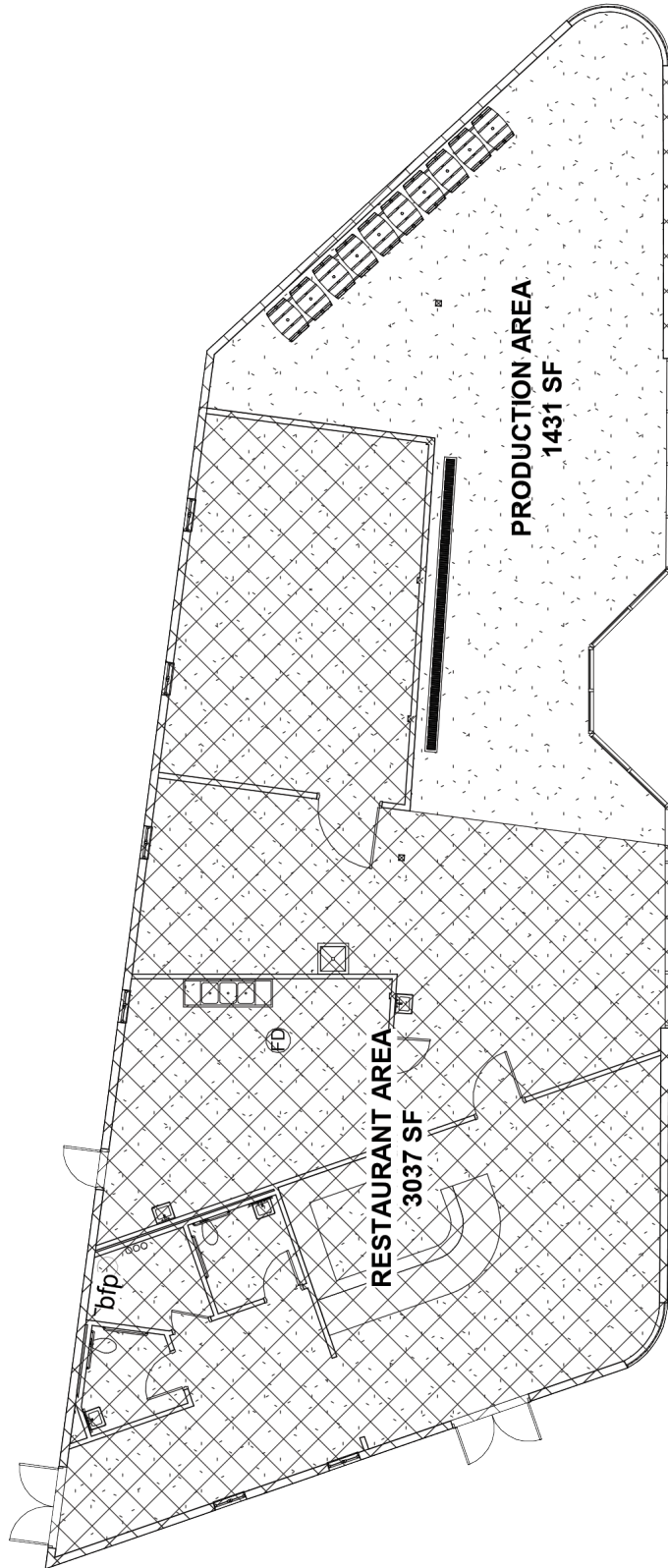
🌐 naicharter.com

**For more information,
please contact:**



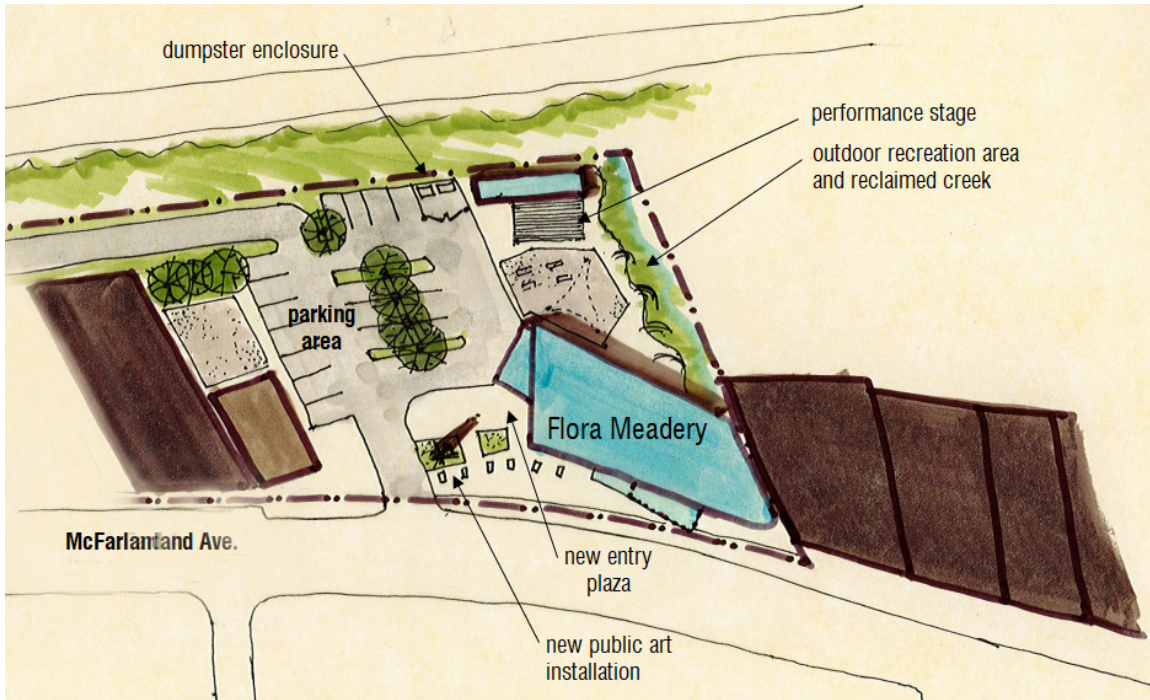
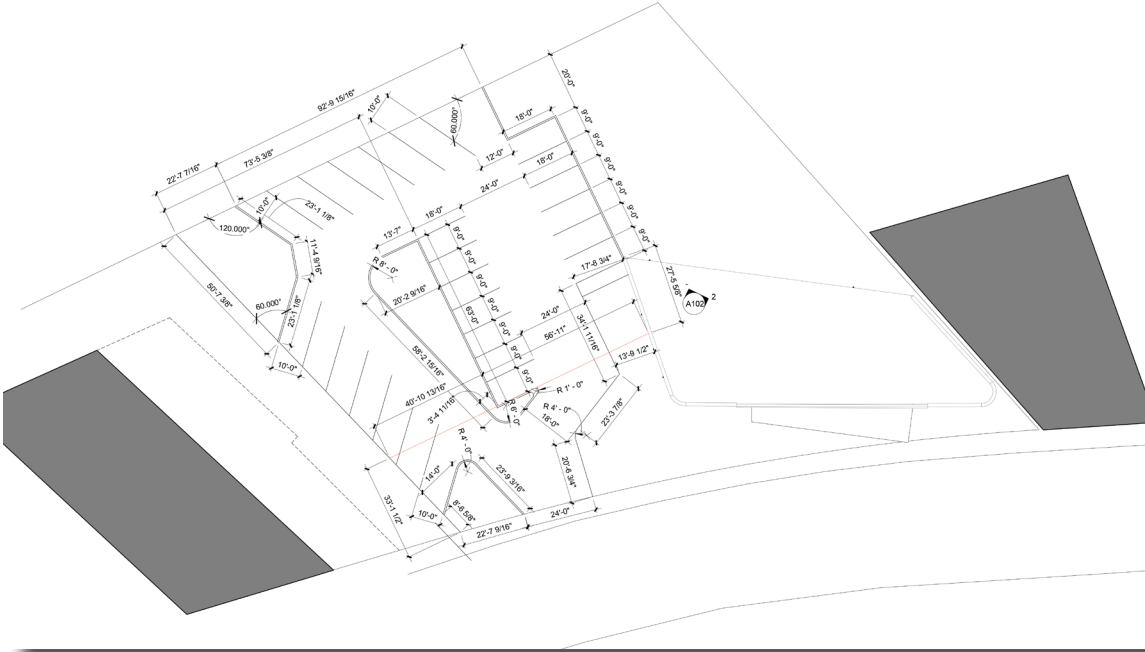
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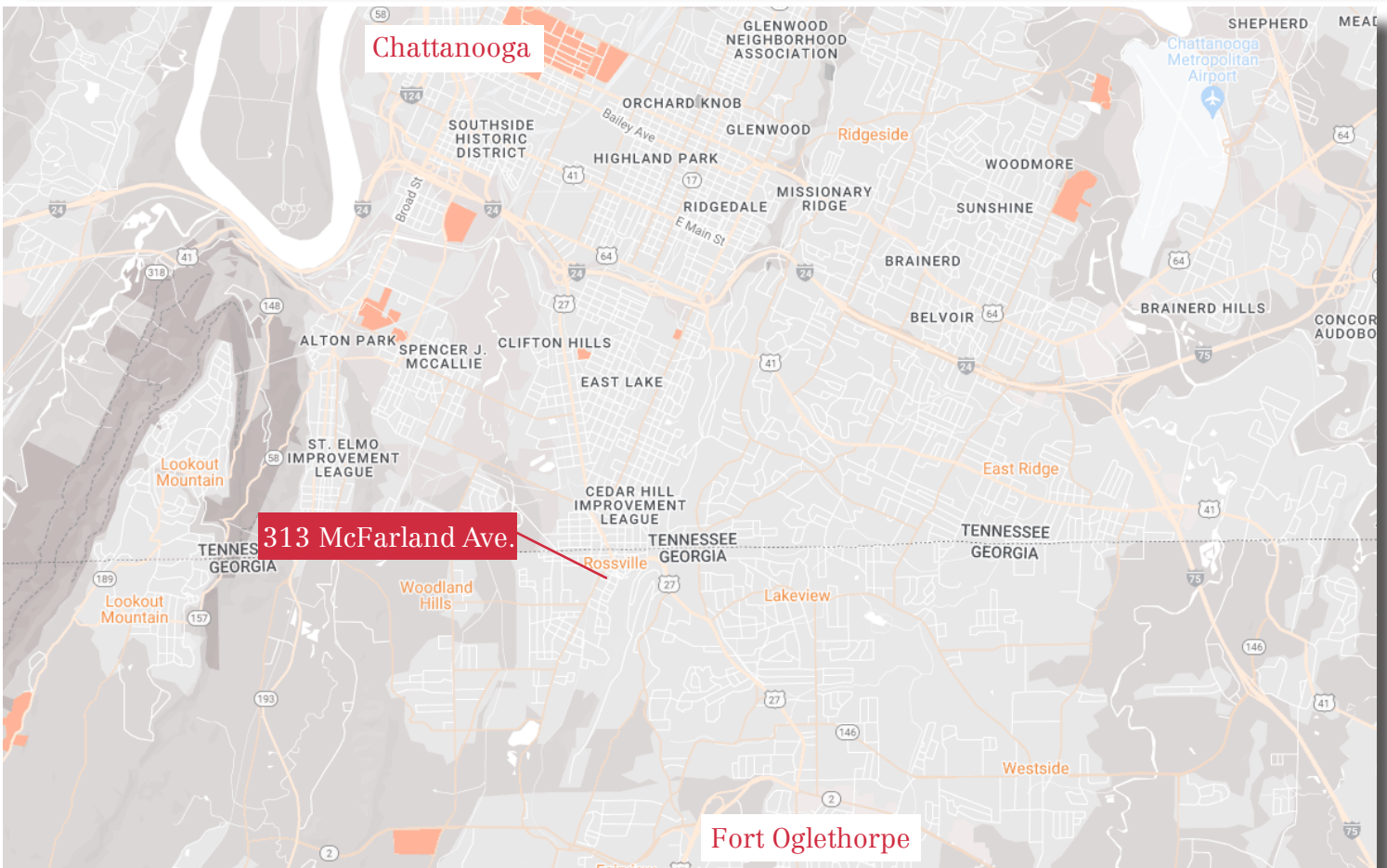
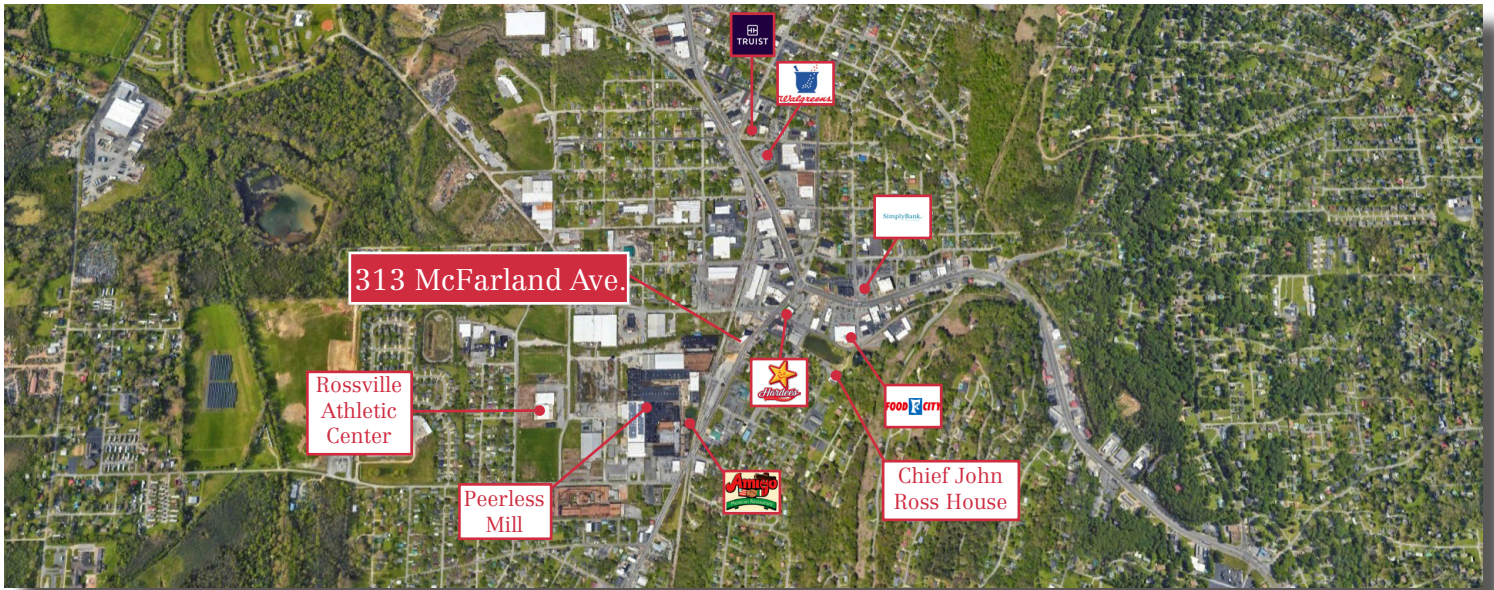
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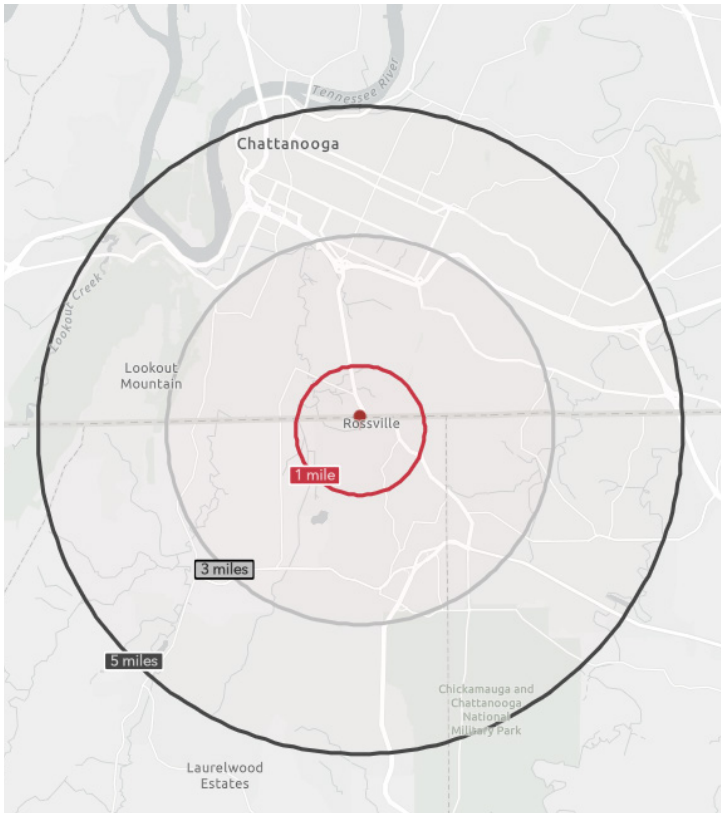






TRAFFIC COUNTS | 2022

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