

For Lease



Battlefield Parkway

Retail Space • 1,500 SF

1142 Battlefield Parkway • Fort Oglethorpe, GA 30742

 **SVN**
SECOND STORY
REAL ESTATE MANAGEMENT

PROPERTY HIGHLIGHTS

Prime Retail Frontage | Excellent visibility along one of Fort Oglethorpe's busiest retail corridors

High Traffic Exposure | Nearly 35,000 vehicles pass the site daily on Battlefield Pkwy (SR 2)

Established Retail Corridor | Walmart, Home Depot, Lowes, Publix, Hobby Lobby, and Aldi (within 3 miles)

Strong Trade Area | ±84,000 residents and ±27,000 employees within the trade area

Convenient Access | Strategic connectivity to I-75 and US-27

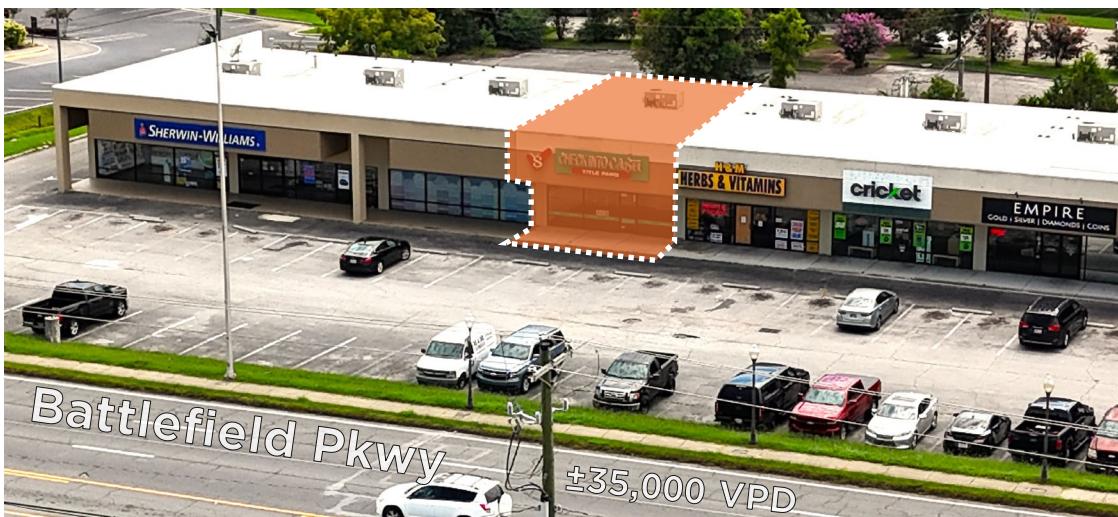
Highly Adaptable Space | Ideal for service-oriented, quick-service retail, or financial uses

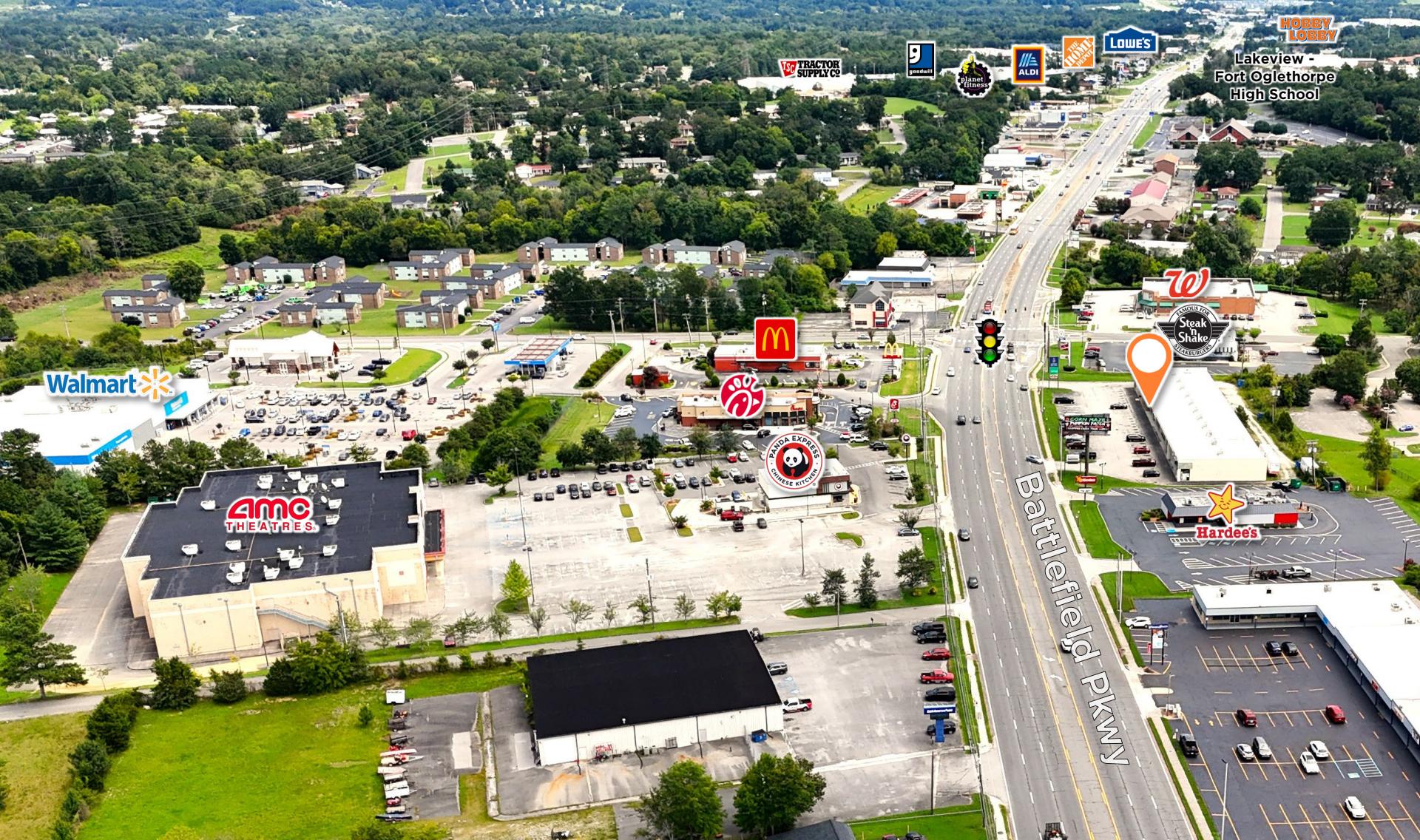
FOR LEASE

Available Space	1,500 SF
Monthly Rent	\$2,500
Lease Type	Modified Gross (Water & Sewer Included)

DEMOGRAPHICS

				
	TOTAL POPULATION	MEDIAN AGE	AVG HH INCOME	MEDIAN HOME
1-Mile	7,204	42.0	\$60,081	\$176,203
3-Miles	37,034	42.2	\$62,400	\$148,601
5-Miles	96,751	42.2	\$63,857	\$167,043





EXCLUSIVELY LISTED BY:

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SECOND STORY
REAL ESTATE MANAGEMENT

**HOBBY
LOBBY**

Lakeview -
Fort Oglethorpe
High School

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