



205 US-11, Rising Fawn, GA 30738

\$900,000

Rising Fawn Event Hall

Hospitality | 9.78% CAP



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Listing Added: 07/24/2023

Listing Updated: Today



Details

Asking Price	\$900,000	Property Type	Hospitality, Mixed Use
Subtype	Party, Venue, Wedding	Investment Type	Owner/User
Square Footage	5,160	Net Rentable (sq ft)	5,160
Price/Sq Ft	\$174.42	Cap Rate	9.78%
NOI	\$88,000	Units	1
Year Renovated	2022	Buildings	1
Stories	2	Permitted Zoning	Commercial
Lot Size (acres)	2	Broker Co-Op	Yes

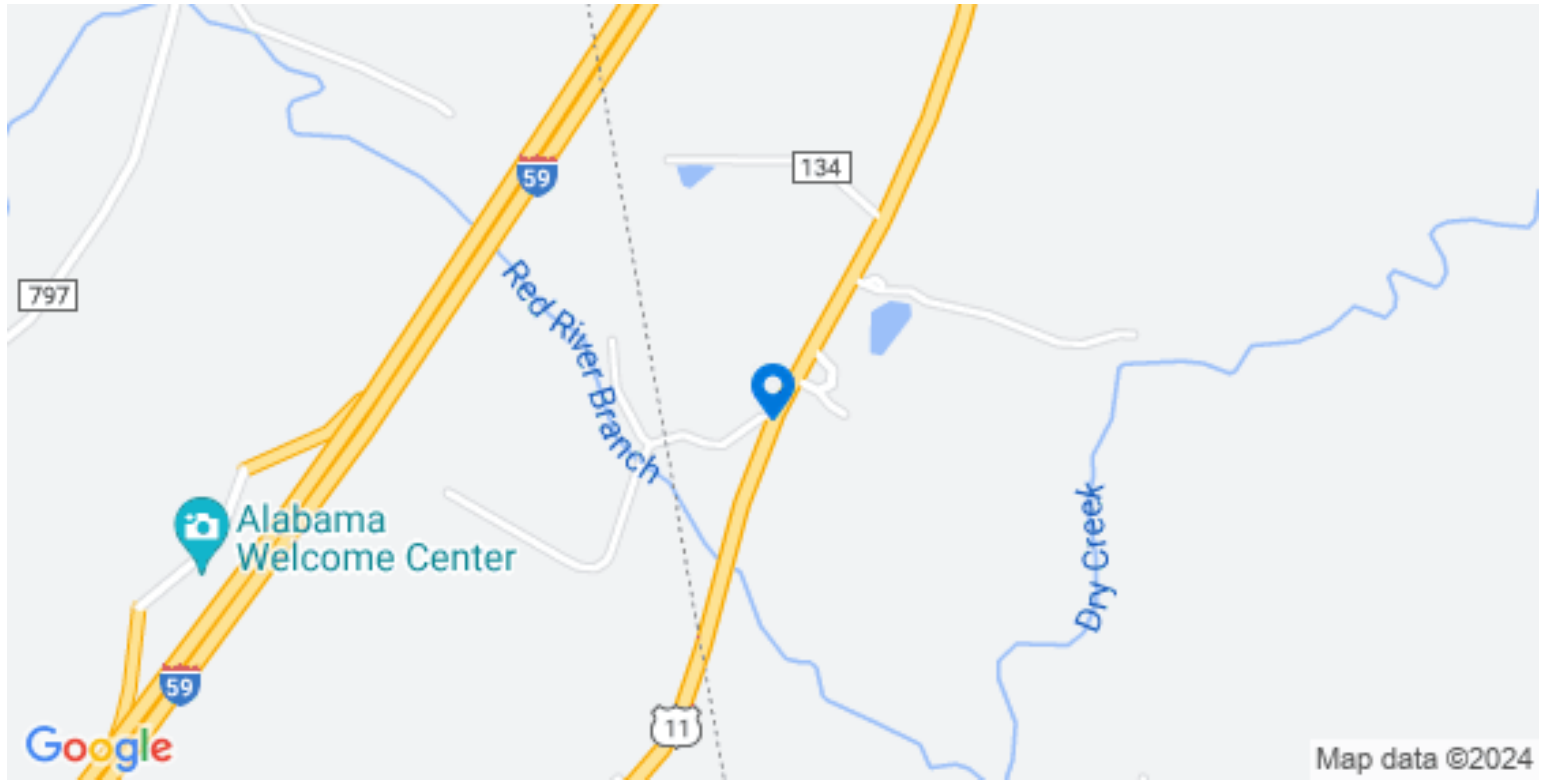
Marketing Description

The Rising Fawn Event Center is a newly renovated event space in the Heart of Rising Fawn. Just south of Downtown Trenton, GA this property offers tons of indoor and outdoor space with a ton of room to add on. Featuring wide open square footage, 90 parking spaces, and much more. The event space is currently rented on a case-by-case basis for \$4,000 per booking. Just 30 minutes from downtown Chattanooga, this event space has so much potential, the opportunities are endless. The property is fully set up with His and her bathrooms with 3 stalls per bath. There is also a large dressing room with a half bathroom attached. There is a large kitchen and a huge 43 by 43 outdoor patio space.

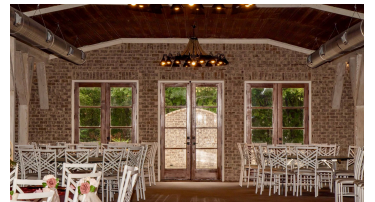
Investment Highlights

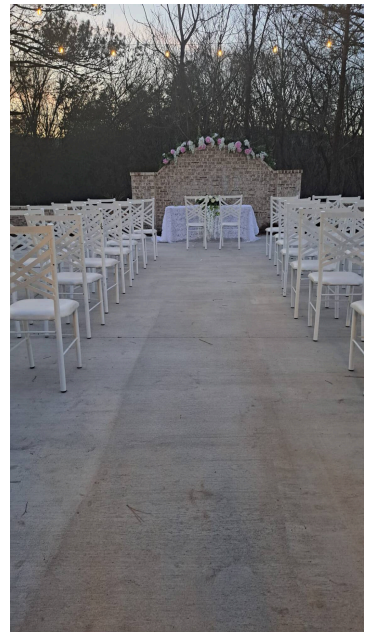
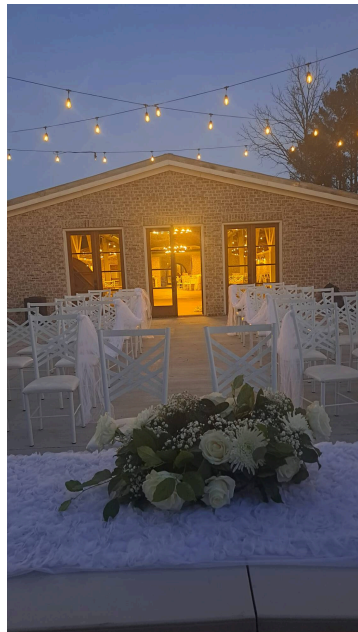
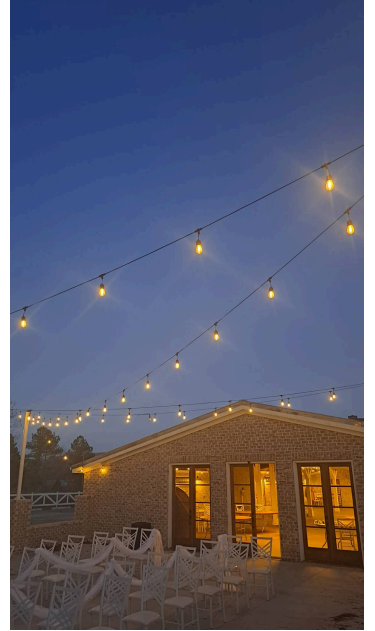
This property sits on a large flat 2-acre lot with room to add cabins and make the property more income-producing.

Location (1 Location)

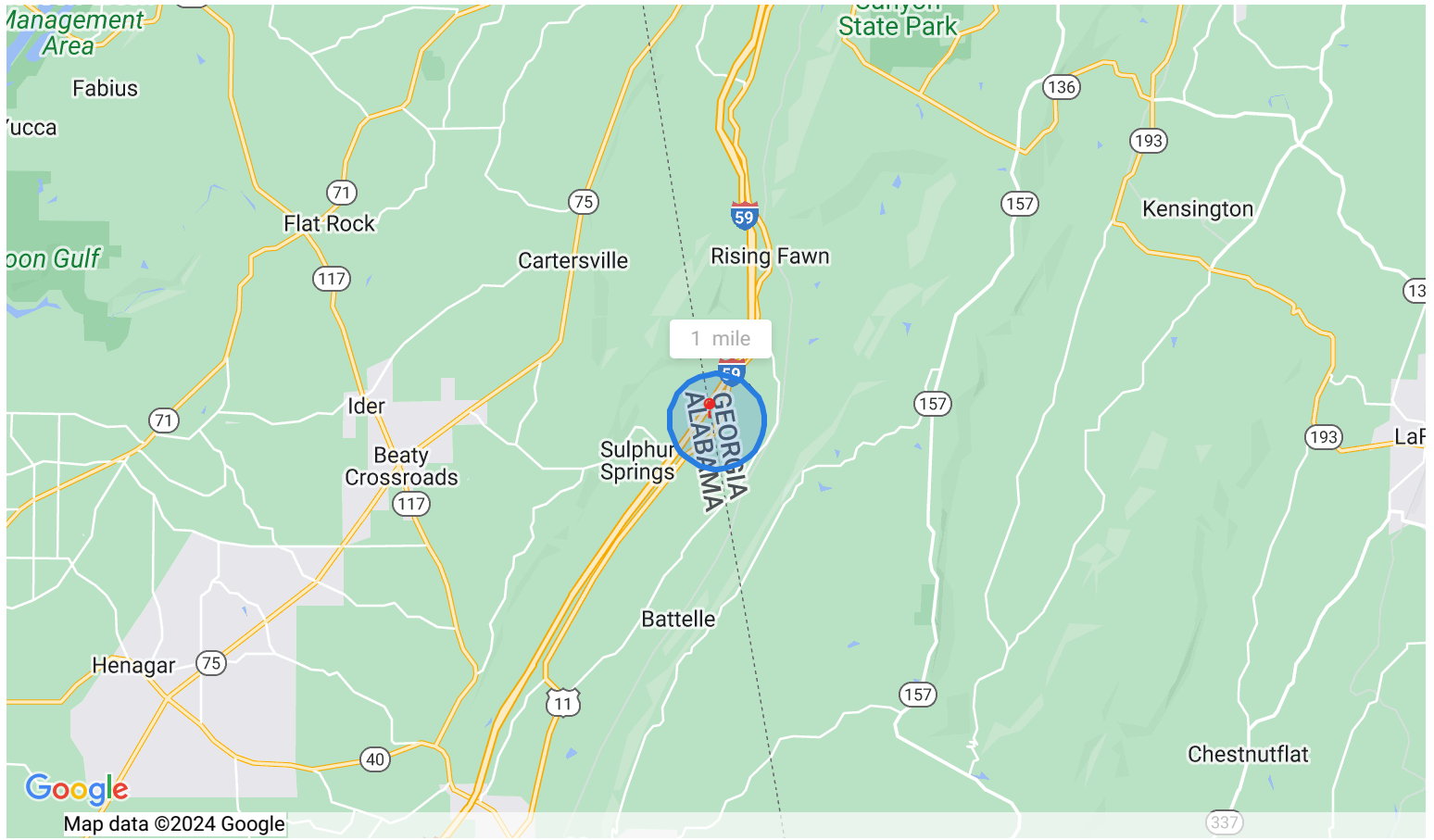


Property Photos (24 photos)





Demographic Insights



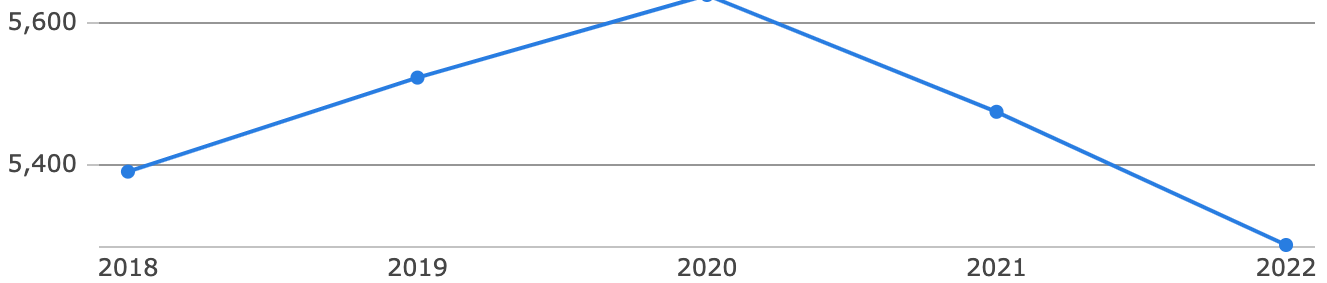
5,288

↓ -3%

Compared to 5,475 in 2021

↓ -1%

Compared to 5,391 in 2018



\$47.6k

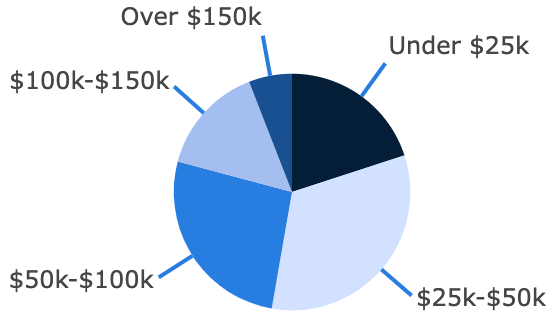
Median Income

\$57.1k

2028 Estimate

↑ **20%**

Growth Rate



41

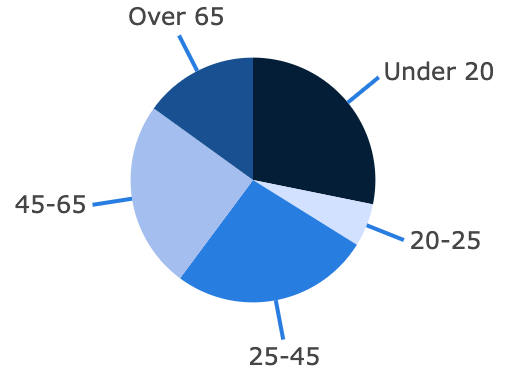
Median Age

46

2028 Estimate

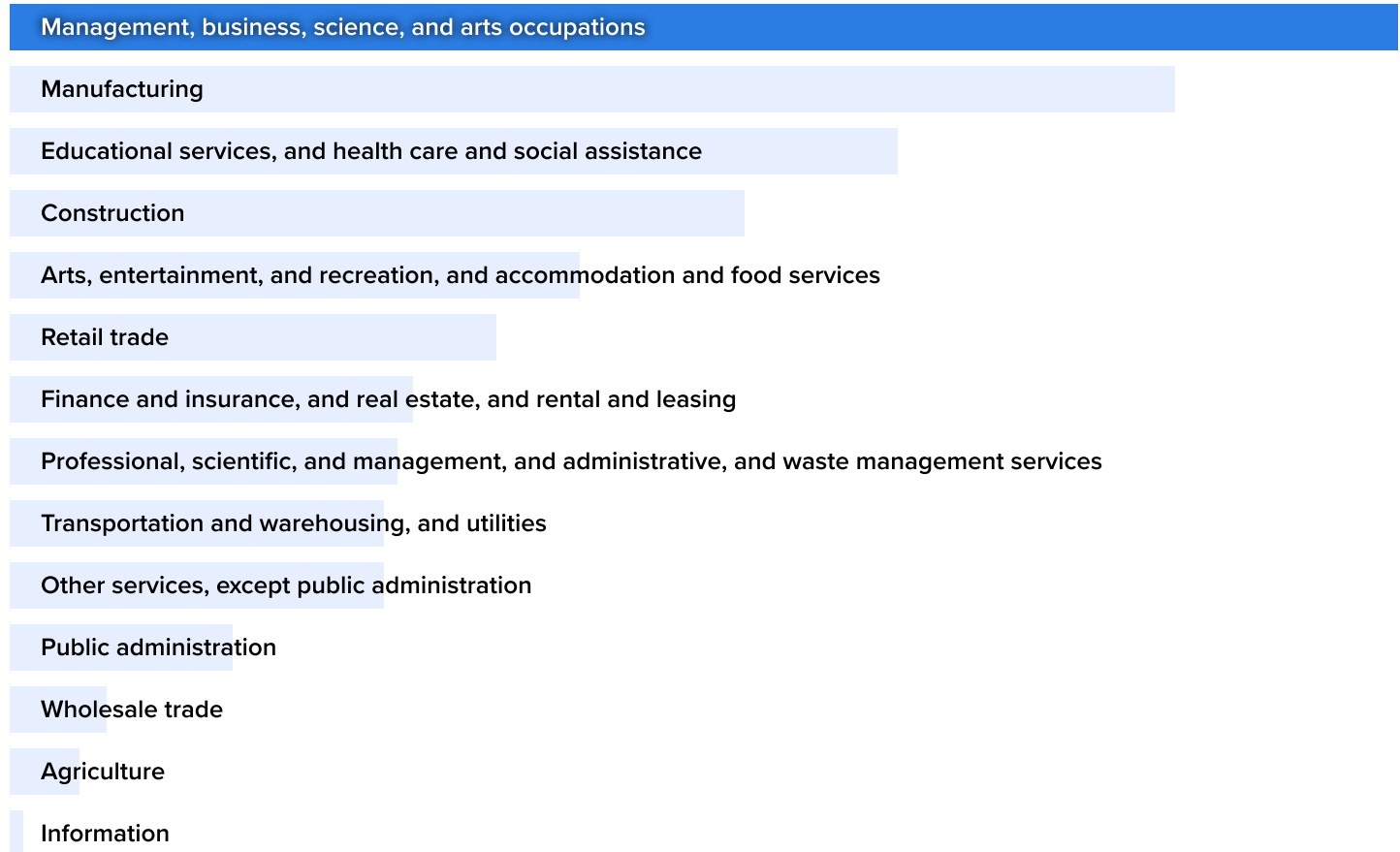
↑ **11%**

Growth Rate



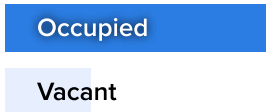
4,274

Top Employment Categories



2:1

7:1 predicted by 2028



1:5

1:3 predicted by 2028

