

1438 BATTLEFIELD PARKWAY
FORT OGLETHORPE, GA 30742

Tax Parcel 0003D059
Zoning Commercial
Acreage .57
Year Built 1989
Size 6,760+/- SF
of Stories 2
Parking Dedicated Lot
Property Type Office/Retail
Property Subtype Executive Office
Lot Size 24,750+/- SF

DIRECTIONS

From Downtown Chattanooga, take I-24 E to 180B merging onto US27 S. Take US27 S / Rossville Blvd into GA. Turn Left onto Battlefield Pkwy and the building will be on your right.



FOR SALE

Office/Retail

\$600,000

6,760+/- SF



Position your business on Battlefield Parkway — one of North Georgia's most traveled commercial corridors with roughly 32,000 vehicles per day. Just minutes from I-75, Downtown Chattanooga, and the world-famous Chickamauga Battlefield, this location captures locals, commuters, and over 1 million annual park visitors.

Less than a mile from CHI Memorial Hospital and within minutes of the region's other major hospital systems, this site is ideal for urgent care, specialty clinics, sleep centers, behavioral health, therapy practices, or other health-care related uses seeking visibility and easy patient access.

Equipped with four separate electric meters, the building can be divided into four suites or combined into one larger footprint—perfect for multi-tenant, owner-user, or mixed-use strategies. The roof was recently replaced for peace of mind and reduced capital expense.

Take advantage of the high visibility, flexible floor plan, proximity to major hospital system, and a strategic location to launch or expand your business in Fort Oglethorpe's most active corridor. Call today to schedule a private tour.



Wide variety of use cases for this building including professional office, fitness/training, hybrid live/work, or specialty retail.



Features:

- Over 32,000 AADT
- Prime professional office location
- Flexible floor plan with private office and collaborative space
- Ample surface parking for staff and visitors
- Convenient access to nearby retail, dining, lodging, and services
- Value add opportunity with spaces for additional income
- Quality brick exterior construction
- Minutes to I75, Downtown Chattanooga



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