

# SHOPS AT BATTLEFIELD PARKWAY

Premier Investment Opportunity  
in a Dominant Retail Corridor

HIGH-TRAFFIC, 100% OCCUPIED RETAIL CENTER  
WITH STRONG NNN TENANTS AND 6.5% CAP RATE

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# 01

## Property Information

EXECUTIVE SUMMARY

BUILDING OVERVIEW

PROPERTY PHOTOS



# Executive Summary



## Property Highlights

- Attractive Cap Rate: 6.5% cap rate on a sale price of \$5,750,000.
- Strong NOI: Robust NOI of \$376,367.
- Buildings: Building 1 (7,680 SF, built 2020) and Building 2 (6,090 SF, built 2021).
- Tenants: Includes McAlisters, The Nail Boutique, Corazon de Mexico, Mean Mug Coffee House, The JOINT Chiropractic, and T-Mobile, all with renewal options.
- Location: High-traffic location (31,500 VPD) on Battlefield Parkway, featuring excellent frontage, multiple ingress/egress points, and drive-thru lanes on both buildings.
- Market: Less than 10 miles from Downtown Chattanooga, TN. The property benefits from a strong retail presence, being located across from the most visited Walmart in GA and near major national credit tenants like Home Depot, Marshalls, and Publix. The 5-mile trade area includes 84,000 residents and 27,500 employees.

Price:	\$5,750,000.00
CAP Rate:	6.5%
Building Name:	Shops at Battlefield Parkway
Address	2675-2717 Battlefield Parkway Fort Oglethorpe, GA 30742
APN:	0012C-010-00C
Type:	Retail
Rentable SF:	13,320
Lot Size:	2.19 Acres
Year Built:	2020 & 2021
County:	GA - Catoosa
Traffic Count:	31,500

## Property Overview

Shops at Battlefield Parkway located in Fort Oglethorpe, Georgia is a 100% occupied, two-building, 13,320 square foot retail property situated on 2.19 acres. It features a great mix of six tenants on Triple Net (NNN) leases, generating a Net Operating Income (NOI) of \$376,367. The property is offered for sale at \$5,750,000, representing a 6.5% cap rate.

# Building Overview



2675-2681 Battlefield Pkwy, a modern retail structure completed in 2020, encompasses 7,680 square feet of gross leasable area (GLA). A key architectural feature is a dedicated drive-thru lane, which significantly enhances its appeal, particularly to quick-service tenants, and improves customer convenience. The building is fully occupied, providing a stable income stream from a diverse mix of established and popular service and food tenants. Current tenants include McAlister's Deli, a fast-casual restaurant chain known for its sandwiches, salads, and sweet tea; The Nail Boutique, a full-service nail salon; and Corazon de Mexico, a Mexican restaurant. McAlister's Deli acts as a high-traffic anchor for the building. All current leases include tenant renewal options, providing potential long-term stability and continued occupancy.

The second building, 2711-2717 Battlefield Pkwy, is an integral part of the Shops at Battlefield Parkway. A recent construction completed in 2021, ensures modern design and updated systems. This structure encompasses a total of 6,090 square feet of GLA. A highly appealing feature of the property is the dedicated drive-thru lane, which significantly enhances its attractiveness for quick-service restaurants, pharmacies, and high-volume retail tenants. The building boasts a stable and diverse roster of national and regional tenants, including Mean Mug Coffee House, a popular regional concept; The JOINT Chiropractic, a nationally recognized franchise; and T-Mobile, a major national telecommunications provider. All existing tenants are secured under leases that include multiple renewal options, a strong indicator of tenant commitment to the location.

SUITE	TENANT	SQUARE FEET
2675	McAlister's	3,500
2679	The Nail Boutique	2,100
2681	Corazon de Mexico	2,100

SUITE	TENANT	SQUARE FEET
2711	Mean Mug	2,100
2713	The Joint	1,400
2717	T-Mobile	2,120



# Property Photos



# 02

## Location Information

LOCATION OVERVIEW

LOCATION MAPS



# Location Overview



## Location Highlights

- High Traffic Volume: Located on Battlefield Parkway with 31,500 vehicles per day (VPD).
- Excellent Visibility and Frontage: Great street frontage along Battlefield Pkwy, enhanced by a large roadside sign.
- Accessibility: Multiple points of ingress and egress for easy customer access.
- Strategic Retail Synergy: Located directly across from the most visited Walmart in Georgia, driving significant consumer traffic.
- Strong National Co-Tenancy: Surrounded by major national credit tenants, including Home Depot, Tractor Supply, Marshalls, Hobby Lobby, Hibbitt Sports, Publix, Walgreens, and Aldi, creating a dominant retail corridor.
- Proximity to Major City: Less than 10 miles from Downtown Chattanooga, TN.
- Dense Trade Area: The 5-mile trade area supports 84,000 residents and 27,500 employees.



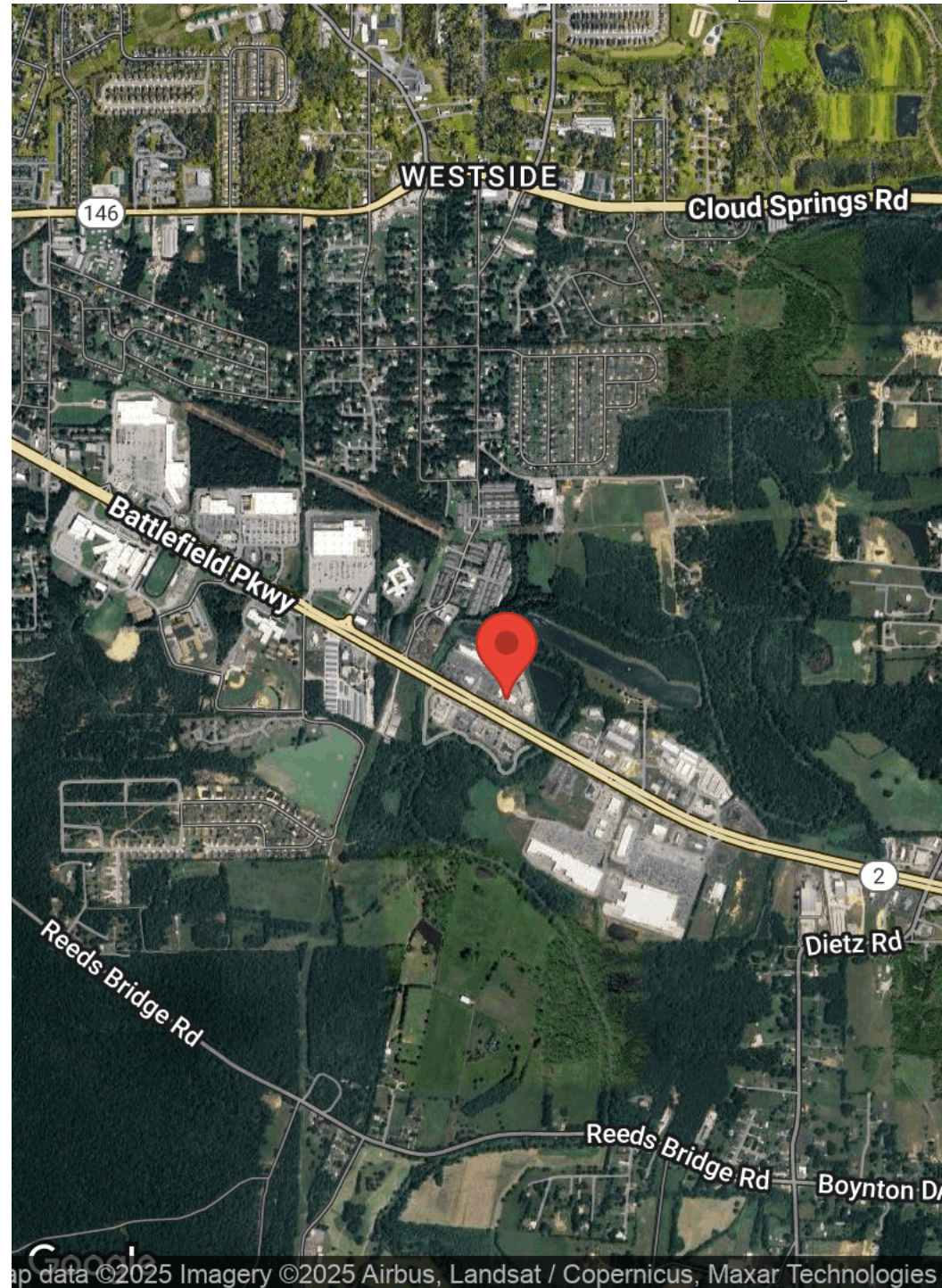
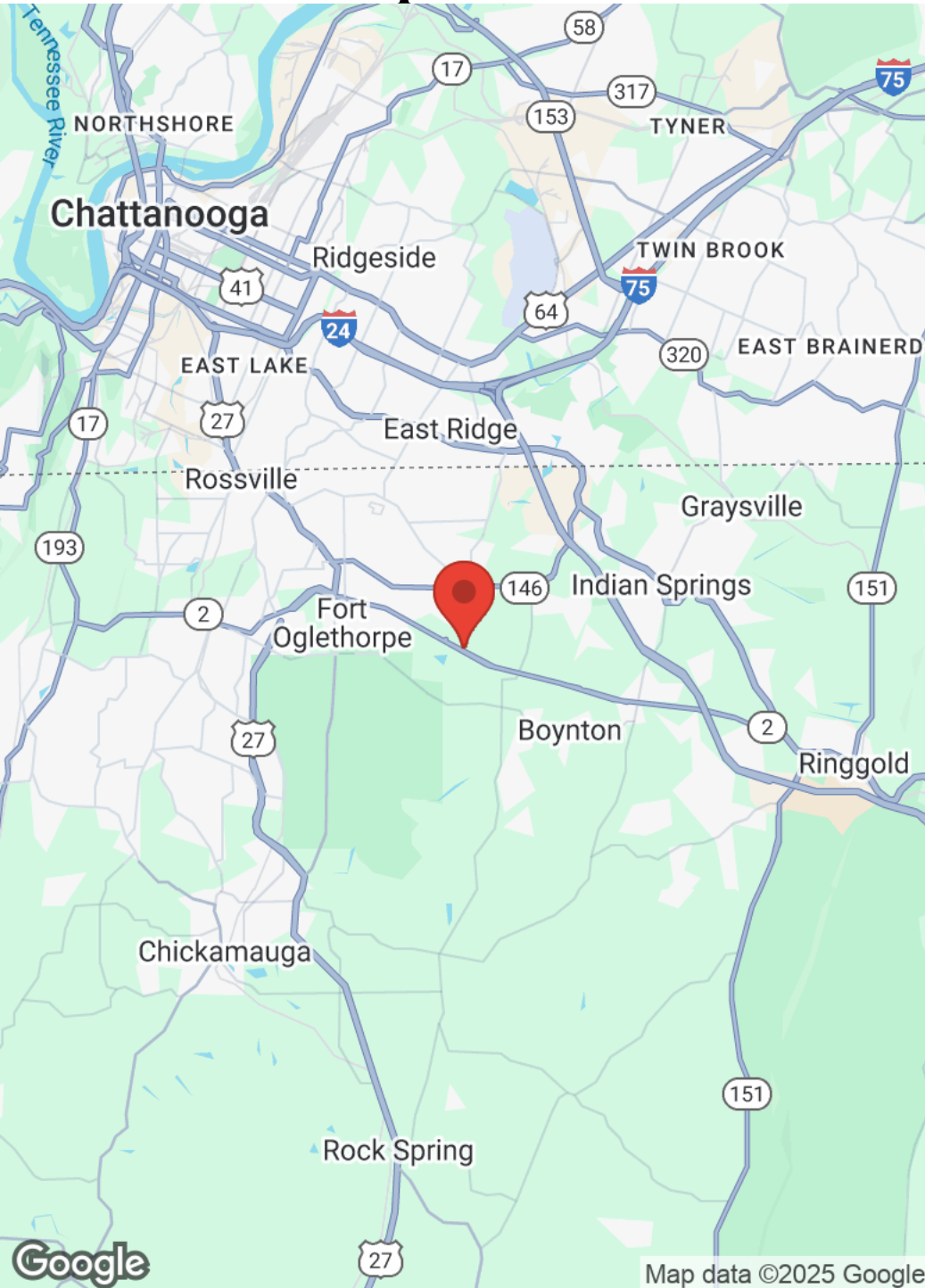
## Location Overview

The Shops at Battlefield Parkway is a strategically located retail center on Battlefield Parkway, which boasts a high traffic volume of 31,500 vehicles per day (VPD). The property offers excellent visibility and accessibility, with great street frontage and multiple ingress/egress points. Its prime position is directly across from the most visited Walmart in Georgia, serving as a powerful traffic generator. It is situated within a dominant retail corridor surrounded by major national credit tenants, including Home Depot, Marshalls, and Publix. The center is located less than 10 miles from Downtown Chattanooga, TN, and is supported by a dense 5-mile trade area comprising 84,000 residents and 27,500 employees.





# Location Maps



03

# Lease Reports

RENT ROLL



# Rent Roll



SUITE	TENANT	SQUARE FEET	LEASE START	LEASE END	RENT PSF	ANNUAL RENT	ESCALATIONS		GUARANTY	RENEWAL OPTIONS	OPTION RENT
							DATE	PSF			
2675	McAlister's	3,500	Oct-20	Sep-30	\$27.00	\$94,500	Oct-25	\$28.60	Personal	(2) 5-Year Options	10% Increases at Beginning of Each Option
2679	The Nail Boutique	2,100	Sep-24	Sep-29	\$30.00	\$63,000			Personal	(2) 5-Year Options	10% Increases at Beginning of Each Option
2681	Corazon de Mexico	2,100	Apr-21	Apr-31	\$26.00	\$54,600			Personal	(1) 5-Year Option	\$66,990 Annual Rent During Option
2711	Mean Mug	2,100	May-21	May-31	\$29.00	\$60,900	May-26	\$31.90	Chiropractor	(2) 5-Year Options	10% Increases at Beginning of Each Option
2713	The Joint	1,400	Mar-22	May-32	\$29.00	\$40,600	Mar-28	\$31.90	Corporate	(2) 5-Year Options	10% Increases at Beginning of Each Option
2717	T-Mobile	2,120	Sep-22	Sep-27	\$28.00	\$59,360				(2) 5-Year Options	10% Increases at Beginning of Each Option



# 04

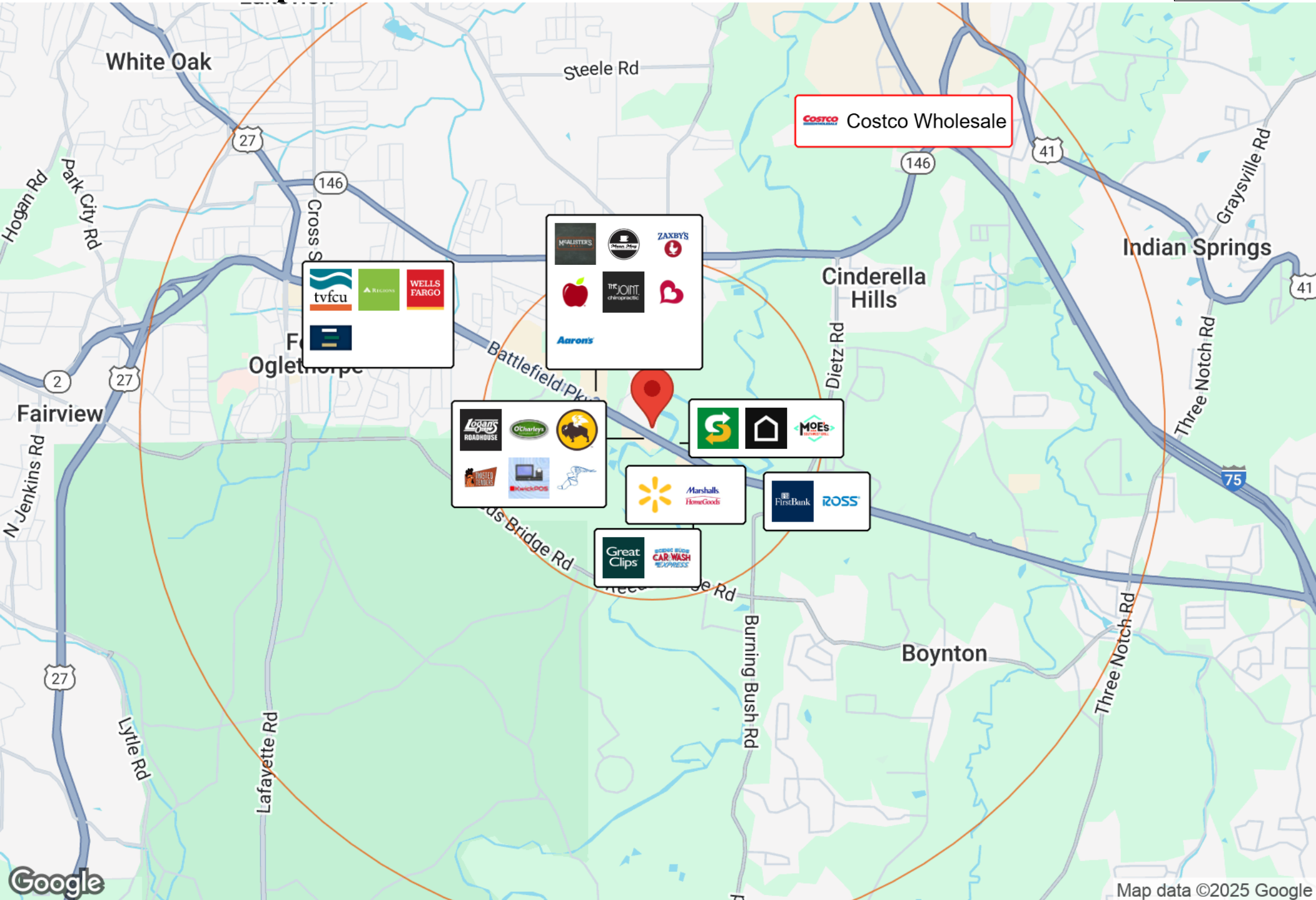
## Trade Area Overview

BUSINESS MAP

DEMOGRAPHICS

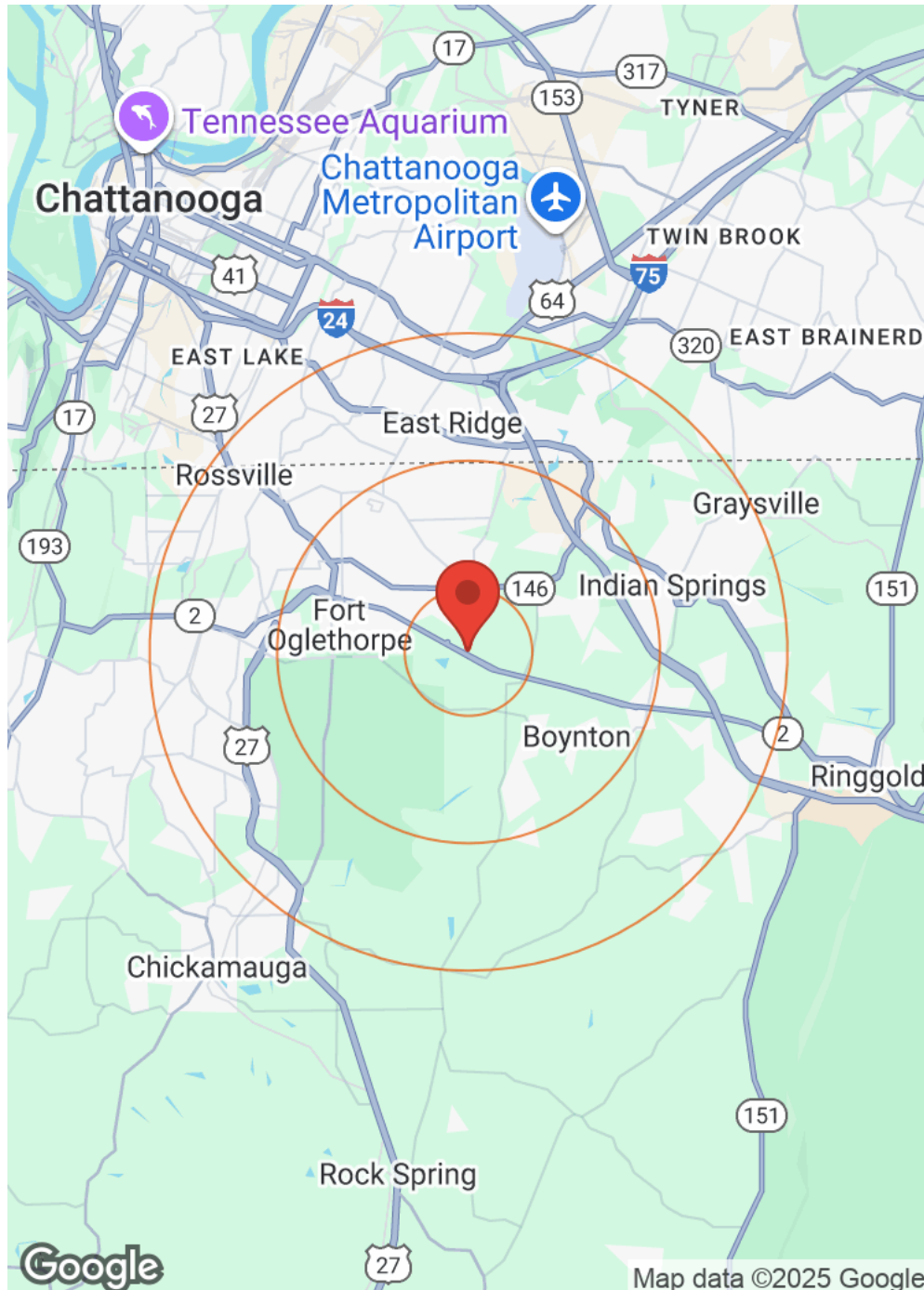


# Business Map





# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,458	12,708	41,104
	Female	1,588	13,895	43,609
	Total Population	3,046	26,603	84,713
Age	Ages 0-14	438	4,238	14,731
	Ages 15-24	369	3,155	9,719
	Ages 25-54	1,108	9,809	33,426
	Ages 55-64	373	3,491	10,497
	Ages 65+	757	5,910	16,340
Race	White	2,592	22,724	67,330
	Black	141	1,285	6,802
	Am In/AK Nat	3	40	110
	Hawaiian	4	29	42
	Hispanic	133	1,186	6,743
	Asian	99	681	1,652
	Multi-Racial	74	654	2,008
	Other	N/A	3	25
Income	Median	\$48,205	\$60,001	\$65,776
	< \$15,000	89	862	2,661
	\$15,000-\$24,999	223	1,309	3,259
	\$25,000-\$34,999	46	658	2,823
	\$35,000-\$49,999	438	1,946	5,106
	\$50,000-\$74,999	123	1,935	5,996
	\$75,000-\$99,999	143	1,570	5,119
	\$100,000-\$149,999	219	1,680	5,947
	\$150,000-\$199,999	93	896	2,255
	> \$200,000	8	526	2,130
Housing	Total Units	1,460	12,041	37,886
	Occupied	1,383	11,381	35,297
	Owner Occupied	662	7,240	22,354
	Renter Occupied	721	4,141	12,943
	Vacant	77	660	2,590

# 05

## Agent Profile

PROFESSIONAL BIO

DISCLAIMER






# Professional Bio



Deep Roots in the Atlanta area and a Passion for the Local Market. I work closely with Commercial Property Owners, Landlords and Investors to Maximize the Value and Performance of their CRE assets. I am Bound by a Common Commitment to our Core Values and a Desire to Deliver Excellence in Everything I do.

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