

FOR SALE

534 Patterson Ave

Fort Oglethorpe, GA
30742

JOHN TUGMAN

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832 GEORGIA AVENUE, CHATTANOOGA, TN 37402 | 423.432.0963





LOCATION DESCRIPTION

Located in the city of Fort Oglethorpe, GA, the area surrounding the property is a prime location for Industrial/Warehouse/Distribution tenants. The city offers easy access to major transportation routes, making it an ideal hub for logistical operations. Nearby, prospective tenants will find various amenities including restaurants, hotels, and retail centers, providing convenience and accessibility for employees and clients. With its strategic location and promising business environment, the area around the property is sure to attract businesses looking to establish or expand their operations in a vibrant and dynamic community.





PROPERTY HIGHLIGHTS:

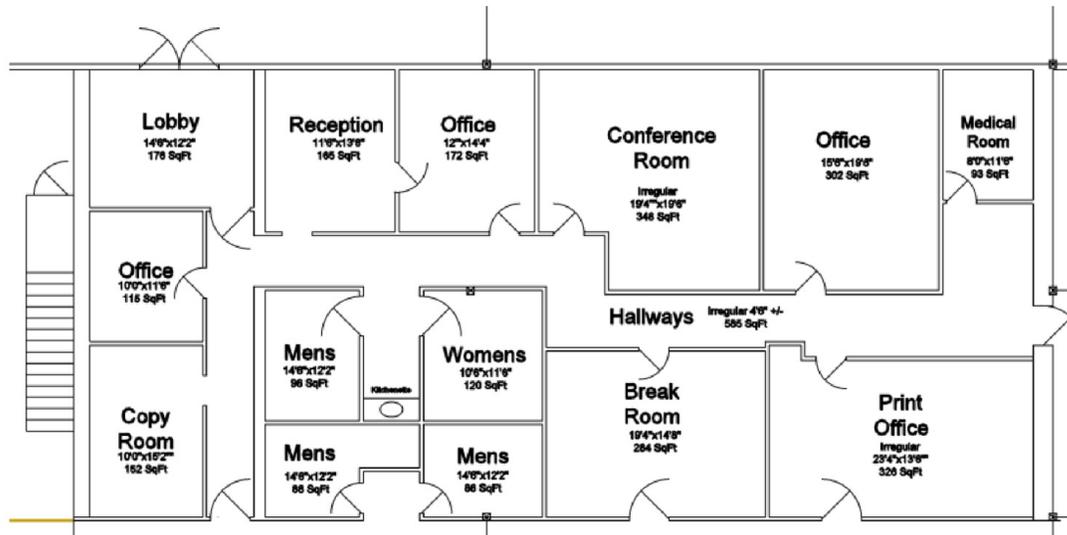
- OUTSIDE STORAGE**
- TRAILER PARKING**
- DOCK HIGH DOORS**
- DRIVE IN DOOR**
- 24'-35' CLEAR IN WAREHOUSE**
- 1,200 AMPS OF POWER WITH EXTRA CAPACITY**
- 6,000 SQ. FT. OF OFFICE**

OFFERING SUMMARY

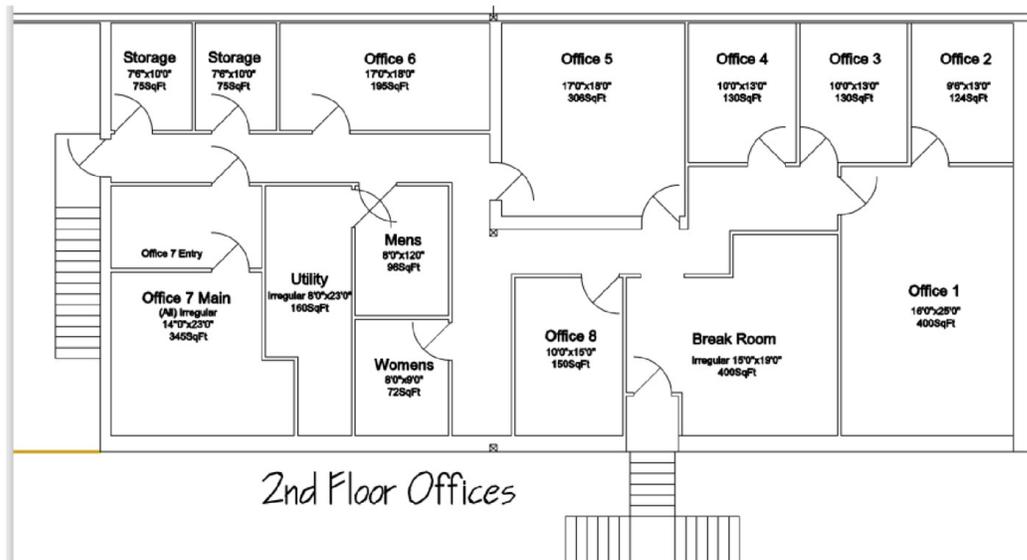
| | |
|----------------|-------------|
| Sale Price | \$9,950,000 |
| Available SF: | 88,128 SF |
| Lot Size: | 225,790 SF |
| Building Size: | 88,128 SF |

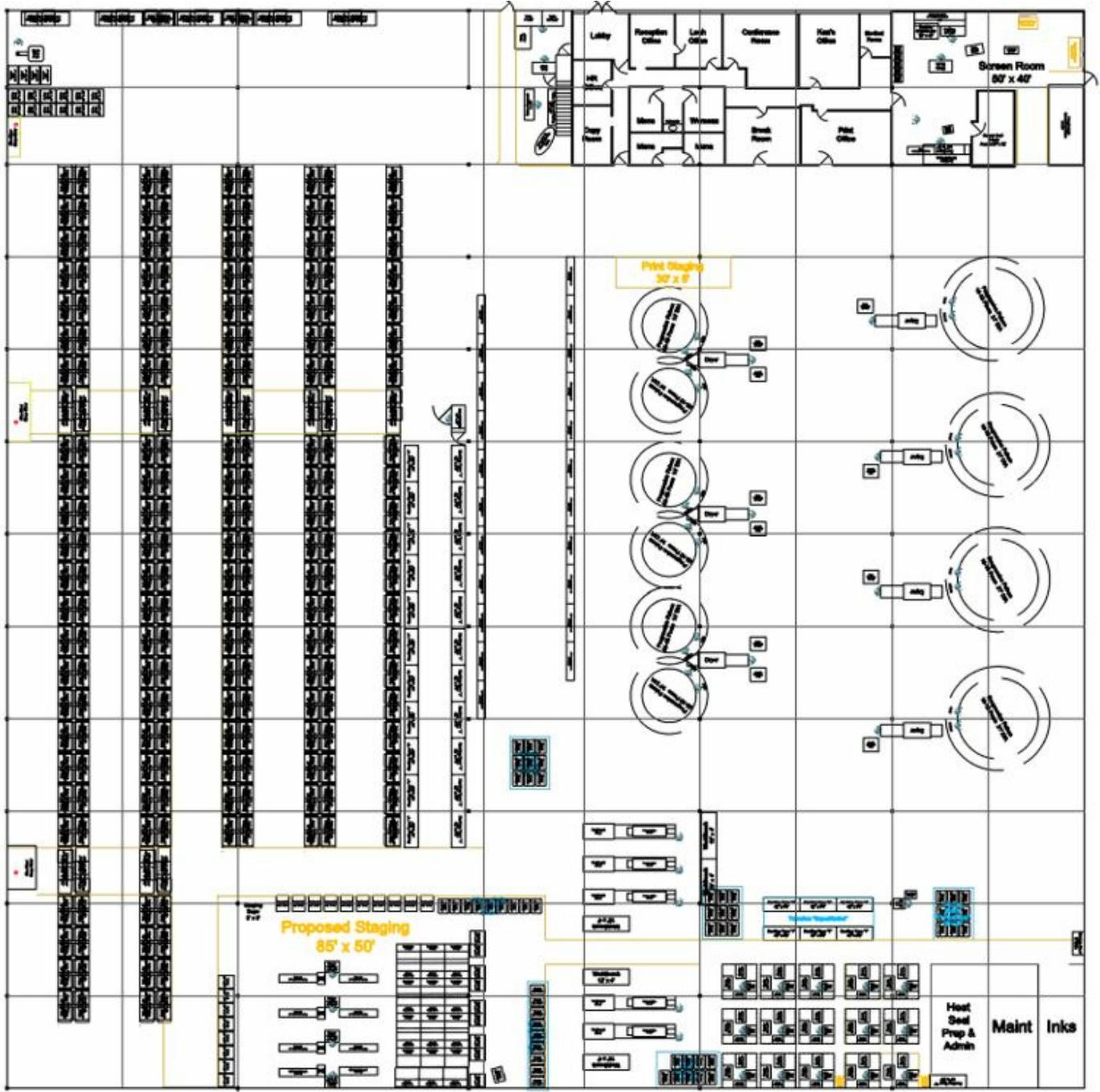
| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 237 | 670 | 3,347 |
| Total Population | 556 | 1,650 | 7,921 |
| Average HH Income | \$62,007 | \$58,196 | \$66,041 |

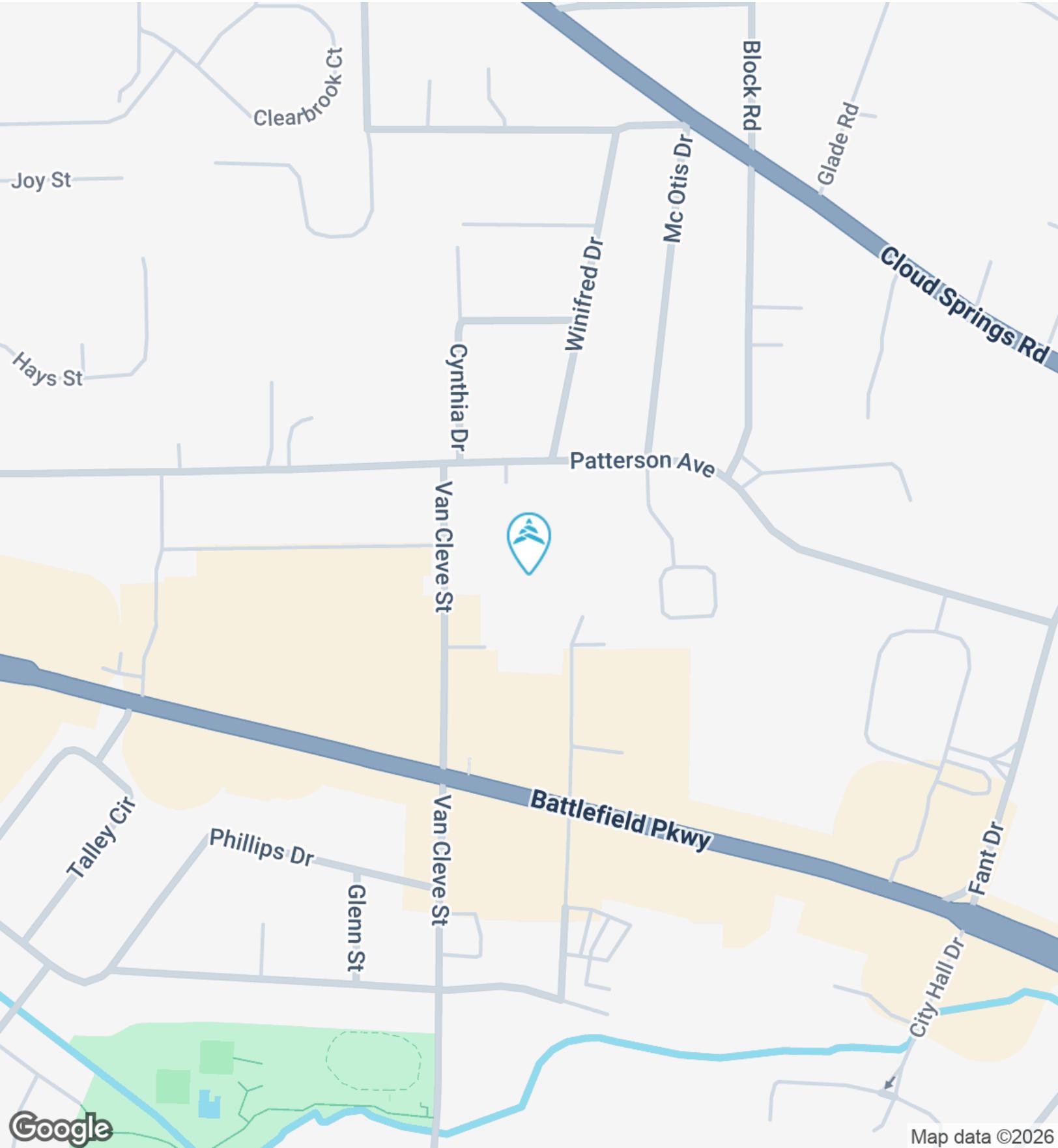
First Floor Office Layout

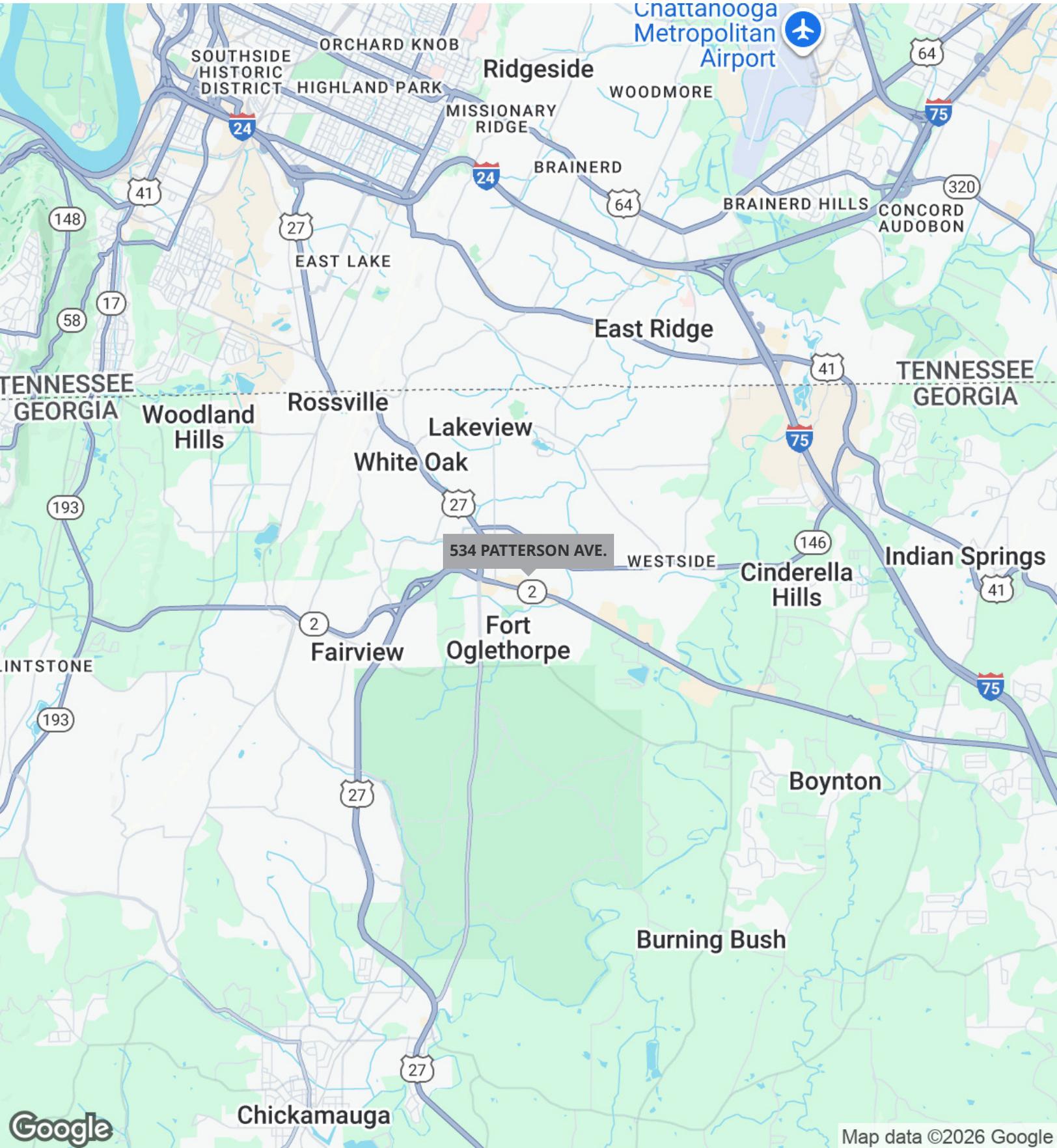


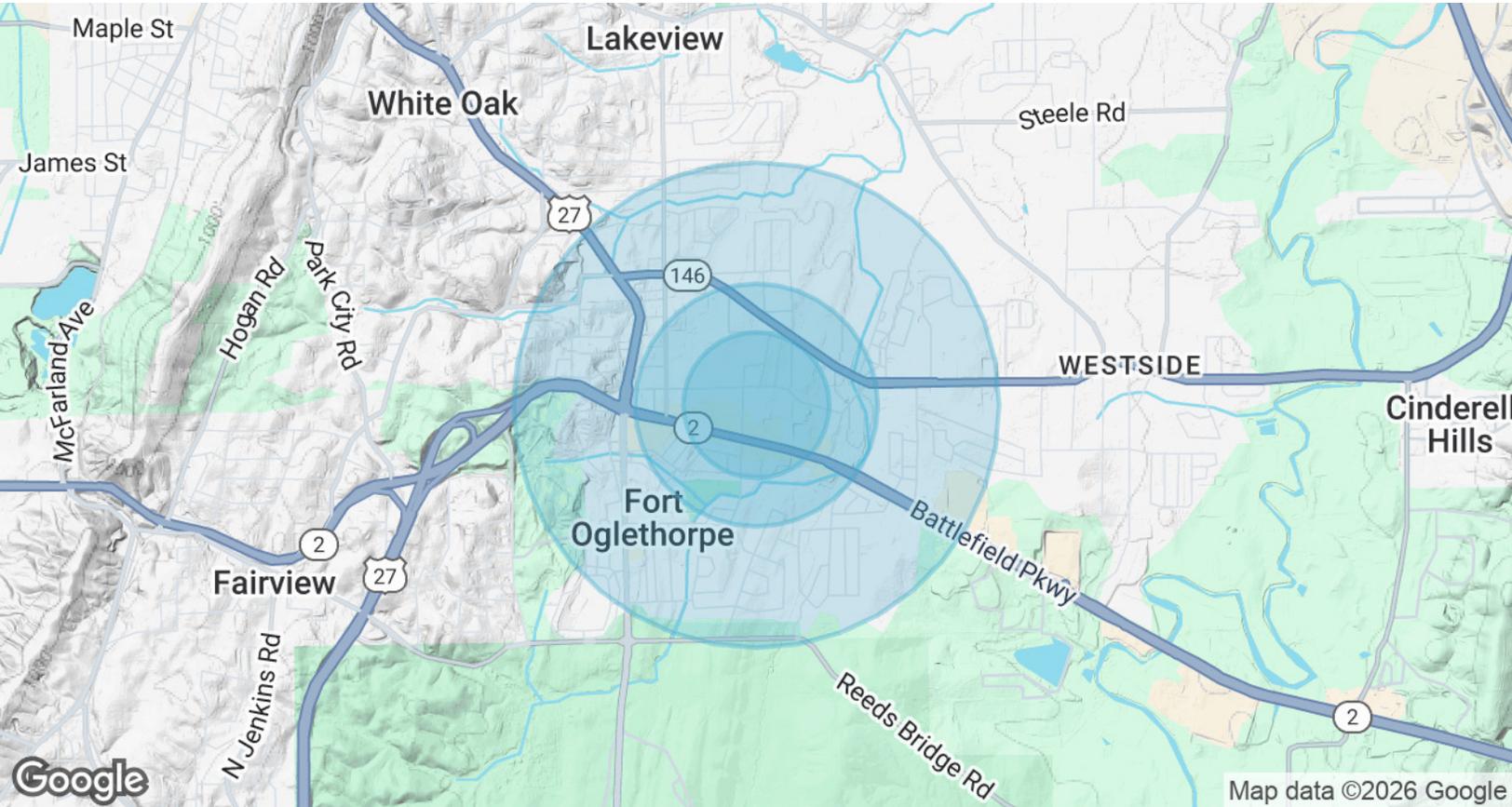
Second Floor Office Layout











POPULATION

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|-----|-------|-------|
| Total Population | 556 | 1,650 | 7,921 |
| Average Age | 44 | 40 | 42 |
| Average Age (Male) | 41 | 38 | 40 |
| Average Age (Female) | 46 | 42 | 44 |

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 237 | 670 | 3,347 |
| # of Persons per HH | 2.3 | 2.5 | 2.4 |
| Average HH Income | \$62,007 | \$58,196 | \$66,041 |
| Average House Value | \$176,587 | \$181,320 | \$203,514 |

Demographics data derived from AlphaMap









