

For Sale



Restaurant • Vacant Upon Sale

2047 Battlefield Parkway • Fort Oglethorpe, GA 30742

 **SVN**
SECOND STORY
REAL ESTATE MANAGEMENT

SVN | Second Story is pleased to present the opportunity to acquire a freestanding restaurant property strategically located along one of North Georgia's most active retail corridors in Fort Oglethorpe, GA. The property, currently an IHOP, will be delivered vacant at sale, providing flexibility for a new owner-user or developer.

The site benefits from signalized access and direct visibility on Battlefield Parkway, which sees approximately 35,000 vehicles per day. Surrounding retailers include Home Depot, Lowe's, Aldi, and Dollar Tree, along with strong community anchors such as Lakeview-Fort Oglethorpe High School, serving more than 1,000 students.

With its high-traffic frontage, established retail co-tenancy, and flexible redevelopment potential, the property is well-positioned for continued restaurant use, conversion to another retail format, or potential site redevelopment.



**2047 Battlefield Pkwy
Fort Oglethorpe, GA 30742**

The Offering

Sale Price \$2,700,000

Property Summary

| | |
|----------------------|------------------|
| Market Area | Catoosa County |
| Building Size | ±5,264 SF |
| Occupancy | Vacant Upon Sale |
| Year Built | 2006 |
| Lot Size | ±1.14 AC |
| Parking | 25 Spaces |
| Parking Ratio | 6.38/1,000 SF |

Investment Highlights

Freestanding Restaurant Property

- Current IHOP to be delivered vacant at sale



High Visibility Location

- Battlefield Parkway frontage with ±35,000 VPD traffic counts

Signalized Access

- Direct, convenient ingress/egress

Community Demand Drivers

- Adjacent to Lakeview-Fort Oglethorpe High School with +1,000 students

Flexible Use Potential

- Suitable for immediate restaurant re-tenanting or redevelopment opportunity



Direct exposure on Battlefield Parkway with over 35,000 vehicles passing daily



Signalized Access with Convenient Ingress & Egress



Prime Retail Corridor | Surrounded by National Retailers and Adjacent to 1,000+ Student High School

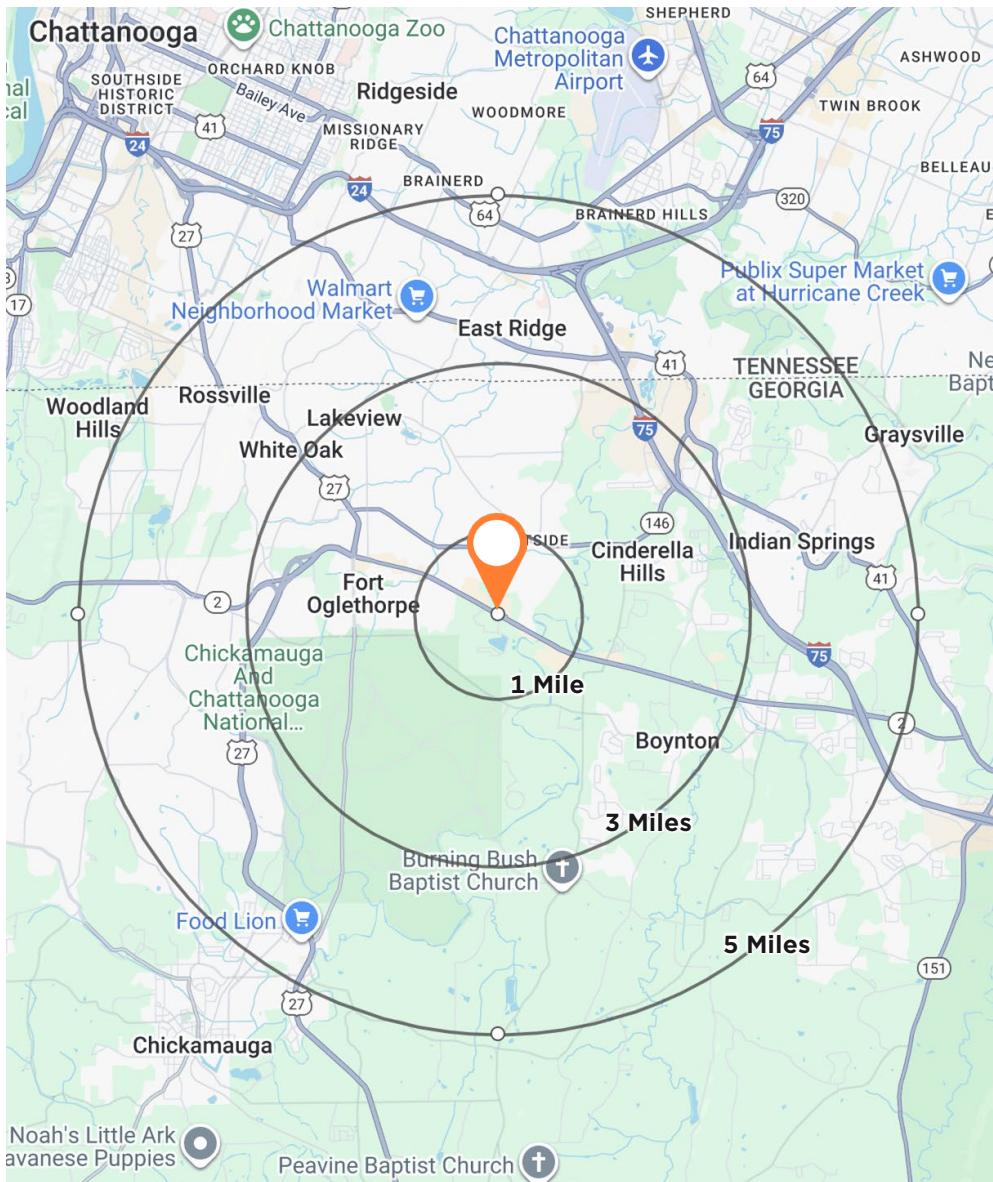


Demographics



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|-----------|-----------|-----------|
| Total Population | 6,009 | 32,171 | 91,309 |
| 2029 Projection | 6,195 | 33,347 | 95,497 |
| Median Age | 42.4 | 42.5 | 40.3 |
| | | | |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,625 | 13,294 | 36,687 |
| Persons Per HH | 2.2 | 2.4 | 2.4 |
| Average HH Income | \$56,821 | \$65,641 | \$68,590 |
| Median House Value | \$184,942 | \$165,362 | \$174,581 |

Demographics data derived from: AlphaMap & CoStar



DISCLAIMER

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