

# For Sale



## Restaurant • Vacant Upon Sale

2047 Battlefield Parkway • Fort Oglethorpe, GA 30742





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

<b>Sale Price</b>	\$2,700,000
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### Property Summary

<b>Market Area</b>	Catoosa County
<b>Building Size</b>	±5,264 SF
<b>Occupancy</b>	Vacant Upon Sale
<b>Year Built</b>	2006
<b>Lot Size</b>	±1.14 AC
<b>Parking</b>	25 Spaces
<b>Parking Ratio</b>	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  $\pm 35,000$  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



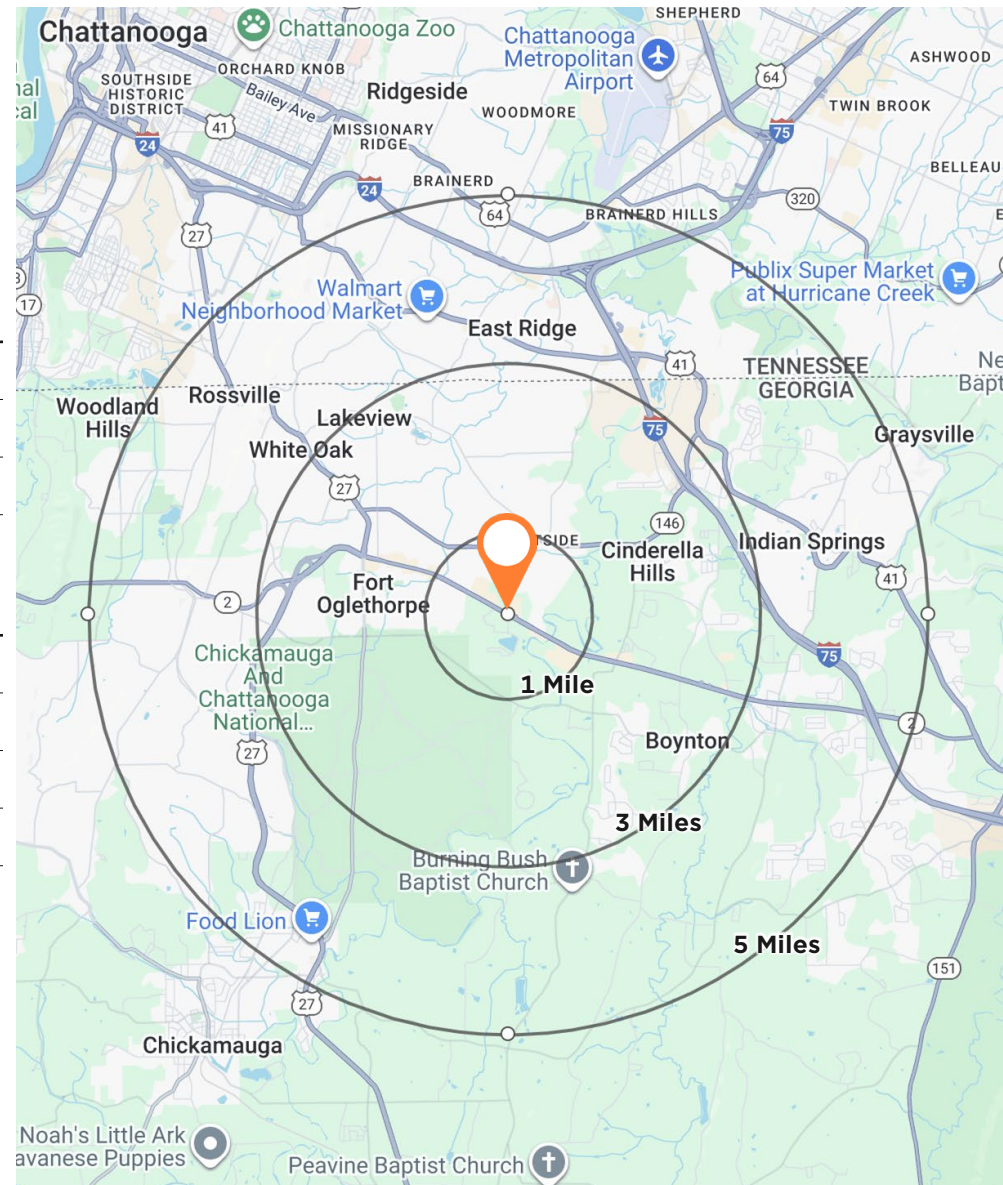


# Demographics



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



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**EXCLUSIVELY LISTED BY:**

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