



2645 Battlefield Parkway ♦ Fort Oglethorpe, Georgia 30742



Located in the heart of the Fort Oglethorpe retail corridor, a submarket of metropolitan Chattanooga, Tennessee

Signal-controlled entrance with 31,000 Vehicles Per Day
Highly Visible ♦ Anchored by Beall's Outlet Store
Retail corridor including Wal-Mart, Home Depot, Lowe's,
and several fast food and casual dining restaurants

Leasing by



HERMAN
WALLDORF
& CO., INC.

(800) 489-2402 ♦ (423) 756-2400
Agents: Benjamin Pitts (423) 838-3600
Rusty Phillips (423) 240-3143

For Lease

Sentry Station

Battlefield Parkway, Ft Oglethorpe, GA

Contacts:

Benjamin Pitts (423) 838-3600

Rusty Phillips (423) 240-3143



HIGHLIGHTS

- Traffic over 30K Vehicles per Day
- Shop or Office Space
- 1,200 SF to 3,600 SF
- Traffic Signal Entrance
- \$12.50 PSF NNN

DETAILS & SPECIFICATIONS

Suite	Sq Ft	Notes
2537	1,800 SF	30' Frontage. Showroom 1,500 SF.
2551	2,040 SF	Former chiropractic office.
2557	1,560 SF	Former nutrition store.
2551-57	3,600 SF	Combination of 2551 & 2557.
2561	1,950 SF	Available 5/1/2011.

GDOT Traffic Data	Vehicles Per Day			
	Year	East	West	Total
	2009			30,780
	2008			30,720
	2007	14,100	16,990	31,500

Demographics	5 Min	10 Min	15 Min
Population	7,308	35,616	106,839
Households	3,234	14,741	44,576
Median Household Income	\$ 41,814	\$ 45,504	\$ 43,511
Employees	4,436	12,921	47,237

73.9% white collar and service jobs.

Tenants

Beall's Department Store, Cato, Show Shoe, Super Cuts, Buddy's Home Furnishings, Courtesy Finance, Subway, Evergreen Buffet. Outparcels include Zaxby's, Kobe Grill, Goodyear, Holcomb's Garden Supply.

PHOTOS



109 East Eighth Street | Chattanooga, TN 37402
(423)-756-2400

Information deemed reliable but not guaranteed.

Sentry Station

2535 Battlefield Parkway, Fort Oglethorpe, Georgia
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2645 Battlefield Parkway
Fort Oglethorpe, Georgia

2537 - Dimensions: 30' x 60'
Retail Floor: 30' x 50'
Storage: 30' x 10'

2551 - Dimensions: 34' x 60'
Former chiropractic
office with multiple
exam rooms

2557 - Dimensions: 26' x 60'
Retail Floor: 26' x 48'
Storage: 26' x 12'



Contact

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More information at
www.walldorf.com



2537

AVAILABLE



2551

AVAILABLE

2557

AVAILABLE

ELITE TITLE

Tri State
Vacuum



Evergreen
Buffet



BEALLS
Outlet

SHOE
SHOW

AFFORDABLE
COMPUTERS

SUPERCUTS

YORK
JEWELER