

Retail Property
For Lease



SENTRY STATION

2645 BATTLEFIELD PKWY
FORT OGLETHORPE, GA 30742

HUNTER PORTER

Director of Leasing

859.721.2994

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SENTRY STATION

2645 BATTLEFIELD PKWY | FORT OGLETHORPE, GA 30742



PROPERTY DESCRIPTION

Located in the booming Chattanooga MSA (Fort Oglethorpe, GA), Sentry Station offers a strong national tenant lineup including Bealls, Hibbett, and CATO. Along the Tennessee border in Northwest Georgia, Catoosa County is roughly 100 miles northwest of Atlanta and 17 miles south of Chattanooga, Tennessee. With a population of over 68,000 residents, the County consists of two major cities—Ringgold and Fort Oglethorpe.

This is the main commercial corridor of Fort Oglethorpe. Nearby retailers include Walmart, Publix, Hobby Lobby, Marshalls, Ross, Petco, Lowes, among others.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	16
Available SF:	1,050 - 4,900 SF
Lot Size:	6.93 Acres
Building Size:	67,796 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,254	10,899	34,125
Total Population	2,872	26,538	84,074
Average HH Income	\$72,210	\$77,758	\$78,211



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LEGEND

- Available
- Not a Part
- Unavailable



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,050 - 4,900 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ 2535	Available	4,420 SF	NNN	Negotiable	-
■ 2549	Available	1,200 SF	NNN	Negotiable	-
■ 2551	Available	2,040 SF	NNN	Negotiable	-
2557	Courtesy Finance	1,560 SF	NNN	-	-
2561	Elite Title Company	2,000 SF	NNN	-	-
■ 2563	Available	1,950 SF	NNN	Negotiable	-
■ 2575	Available	2,400 SF	NNN	Negotiable	-
2581	CATO	4,160 SF	NNN	-	-
■ 2593	Available	4,900 SF	NNN	Negotiable	-
2601	Hibbett Sports	5,200 SF	NNN	-	-



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2625	Burlington (Opening 2025)	22,560 SF	NNN	-	-
■ 2639	Available	3,840 SF	NNN	Negotiable	-
■ 2643	Available	1,400 SF	NNN	Negotiable	-
■ 2647	Available	1,050 SF	NNN	Negotiable	-
■ 2649	Available	1,724 SF	NNN	Negotiable	-
2645	Highland Tire	7,392 SF	NNN	-	-



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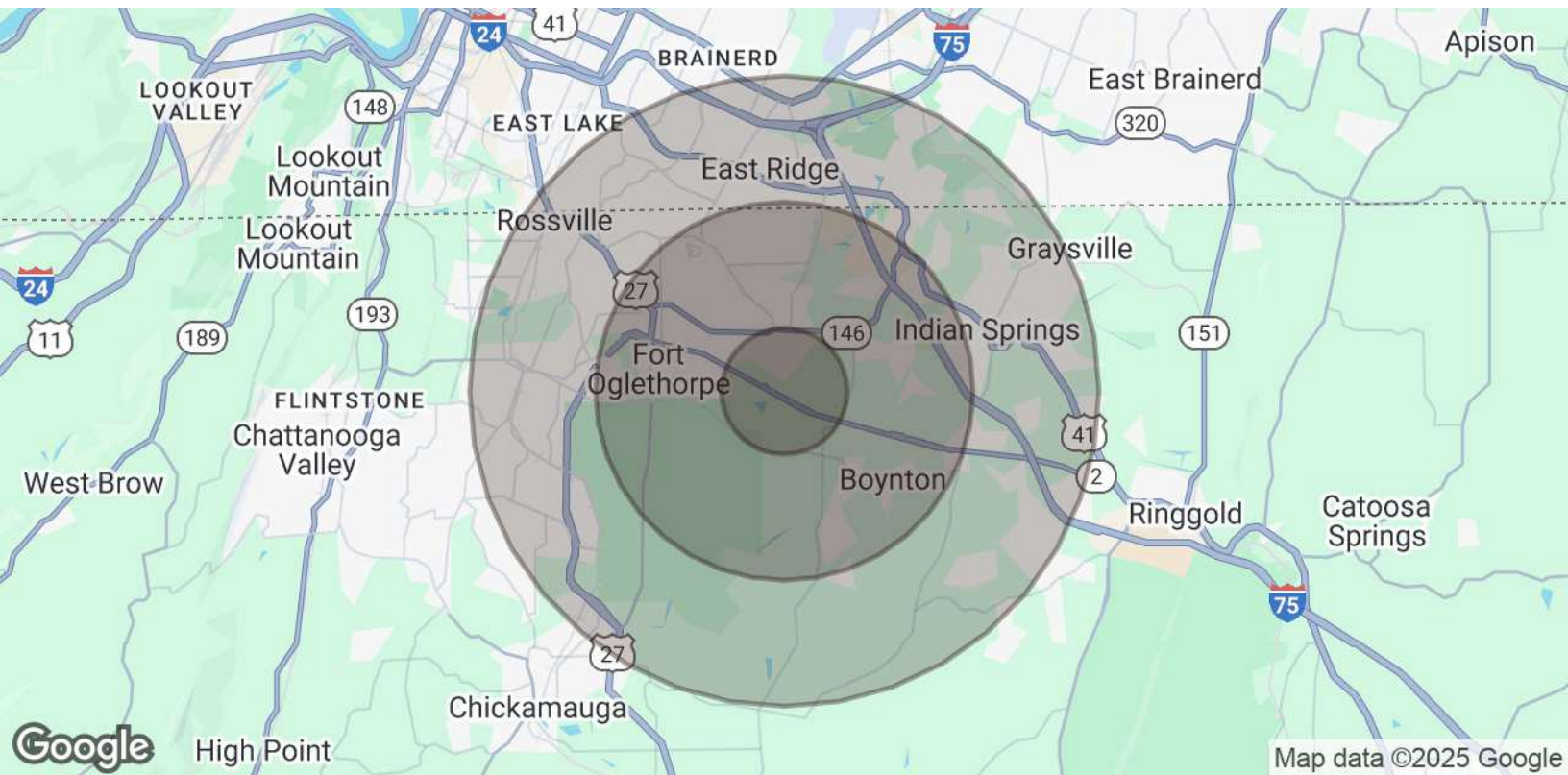
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,872	26,538	84,074
Average Age	45	43	41
Average Age (Male)	41	41	40
Average Age (Female)	49	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,254	10,899	34,125
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$72,210	\$77,758	\$78,211
Average House Value	\$261,945	\$248,028	\$258,925

Demographics data derived from AlphaMap



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