

FOR LEASE > RETAIL STRIP CENTER > CATOOSA COUNTY



Sentry Station

2645 BATTLEFIELD PARKWAY, FORT OGLETHORPE, GA 30742



Overview

Sentry Station is a 67,526±SF retail center anchored by Bealls Outlet. With excellent visibility, this property is located on Battlefield Parkway, the major retail corridor in Fort Oglethorpe, GA.

Available Spaces

- > 1,050± SF; 1,560± SF; 2,040± SF and 5,200± SF
- > 5,000± SF restaurant space

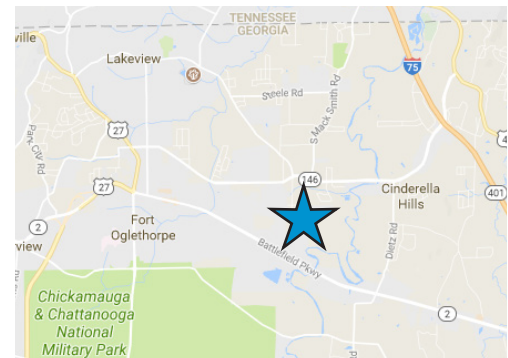
Location

This property is well positioned on the main retail corridor for Fort Oglethorpe, and in close proximity to I-75. Walmart, Home Depot, and Bi-Lo are all within one mile of this property.

Traffic Counts (2016)

- > 28,300 VPD west of the center on Battlefield Parkway
- > 18,700 VPD east of the center on Battlefield Parkway

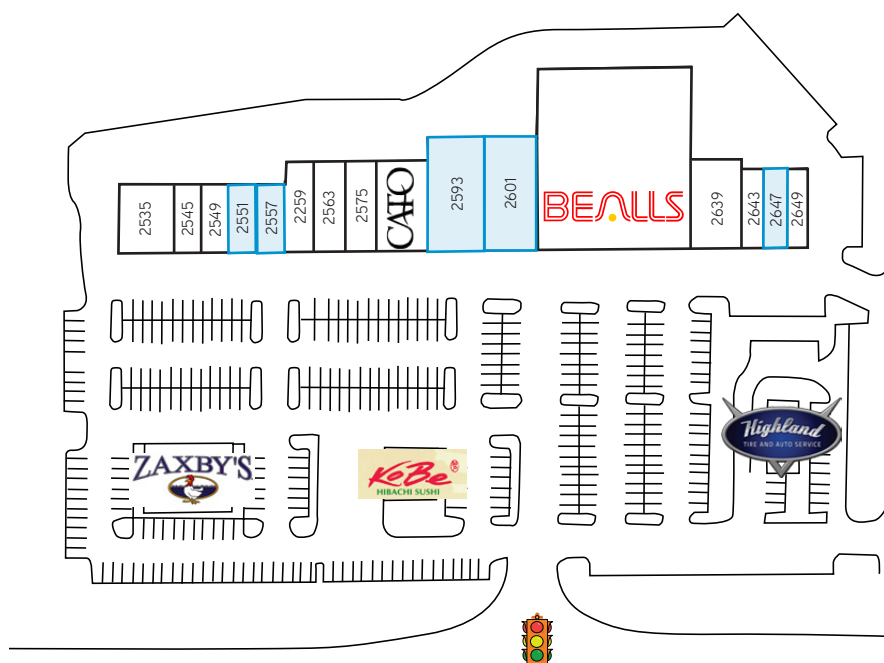
DEMOGRAPHICS (2017)	1-MILE	3-MILE	5-MILE
POPULATION	2,826	26,037	82,556
HOUSEHOLDS	1,176	10,457	33,700
AVERAGE HH INCOME	\$57,571	\$57,695	\$57,897



MELODY HOLLEY
DIRECT +1 404 574 1005
melody.holley@colliers.com

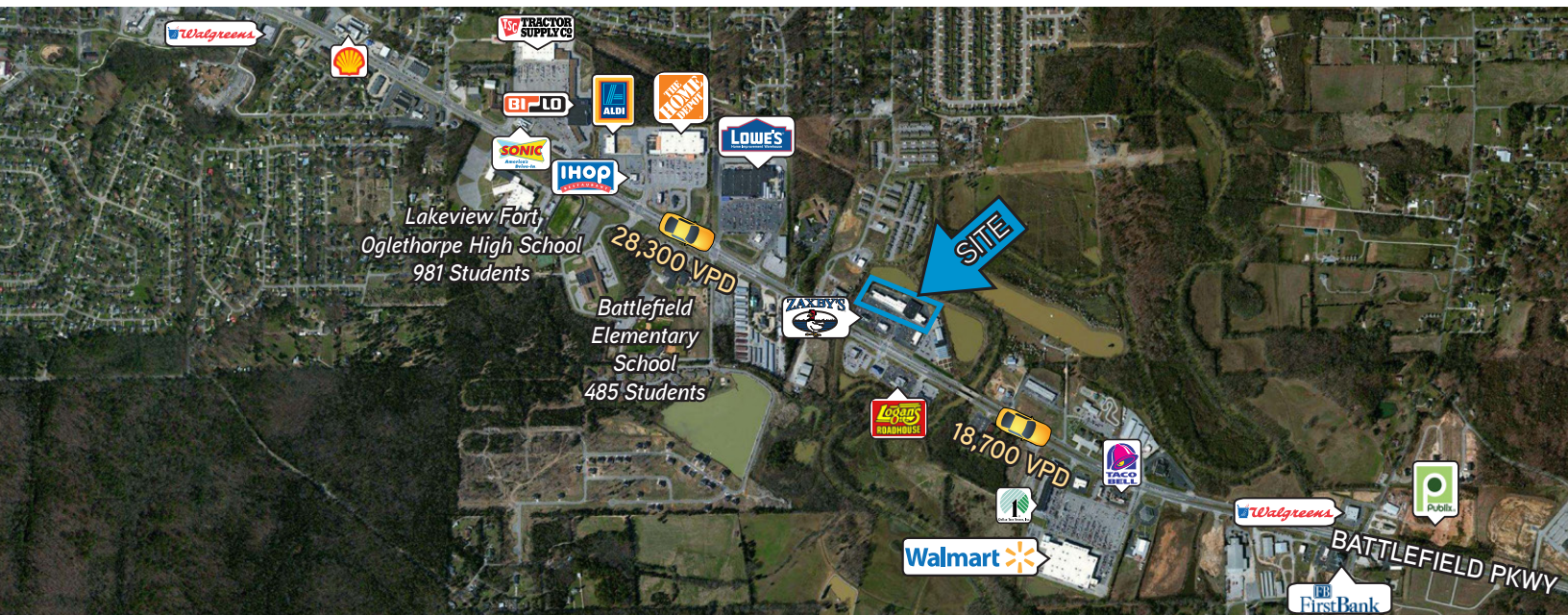
COLLIERS INTERNATIONAL
1230 Peachtree Street | Suite 800
Atlanta, Georgia 30309
www.colliers.com

Sentry Station > Site Plan



Suite	Tenant	SF
2535	Mike's Pizza & Burgers	2,934
2545	Lotus Nails	1,160
2549	Flicko's Video Services	1,200
2551	AVAILABLE	2,040
2557	Courtesy Finance	1,560
2561	Elite Title Company	2,000
2563	Seo's Marial Arts	1,950
2575	AVAILABLE	2,400
2581	CATO	4,160
2593	AVAILABLE	5,000
2601	AVAILABLE	5,200
2625	Beall's Outlet	22,560
2639	Shoe Show	3,840
2643	Affordable Computers	1,400
2647	AVAILABLE	1,050
2649	9Round Kickboxing	1,680
2645	Highland Tire	7,392

Sentry Station > Aerial



Contact Information

MELODY HOLLEY

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melody.holley@colliers.com

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COLLIERS INTERNATIONAL
 1230 Peachtree Street | Suite 800
 Atlanta, Georgia 30309
 Main: +1 404 888 9000
 Fax: +1 404 870 2845
www.colliers.com/atlanta