

# FOR SALE

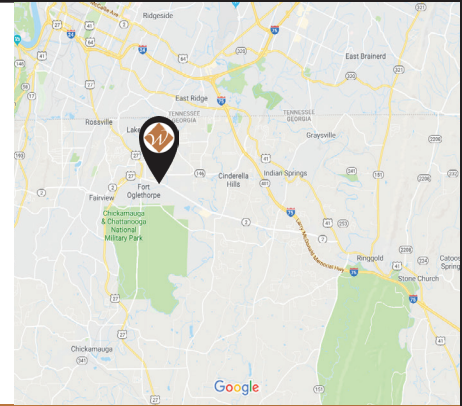
Walmart Outparcel



## WALMART NEIGHBORHOOD MARKET OUTPARCEL

1155 BATTLEFIELD PARKWAY, FORT OGLETHORPE, GEORGIA

## RETAIL OPPORTUNITY



ACREAGE: 1.04 +/- acres

ZONING: C4-Commercial

2017 3-Mile Radius.....37,044

POPULATION: 5-Mile Radius.....95,015

2017 3-Mile Radius.....\$51,085

AVG. INCOME: 5-Mile Radius.....\$51,482

### PROPERTY SUMMARY

- All utilities available
- Join local retailers AMC Theatres, Chick-fil-A, McDonald's and Walmart Neighborhood Market

*Marketed Exclusively by:*

ROSS WESTBROOK, CCIM

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