

201 Patterson Ave

201 Patterson Ave, Fort Oglethorpe, GA 30742



Listing ID: 30097018
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Free-Standing Building, Restaurant
Contiguous Space: 2,600 SF
Total Available: 2,600 SF
Lease Rate: \$15 PSF (Annual)
Base Monthly Rent: \$3,250
Lease Type: Gross Lease
Ceiling: 14 ft.



Overview/Comments

Graphics Hair Design salon has been a mainstay in the Fort Oglethorpe market for almost 10 years. After much thought, the owner has moved her business to East Brainerd. The property can reopen as a salon very easily and with only a small investment for equipment. The location, parking, visibility is excellent for any retail establishment.

The traffic counts on Lafayette Rd are over 20,000 cars per day and over 27,000 on Battlefield Parkway. These two street are 1 block away. Patterson Ave and Cross St are used as cut through street to avoid traffic on these two busy streets.

This property can easily be converted to many commercial uses. There is no drop ceiling and has minimal load bearing walls. Currently, there is a small separate suite that could be used by a second tenant, Possible uses include offices, restaurant, medical, therapy and a host of other uses.

More Information Online

<http://commercial.gcar.net/listing/30097018>



QR Code

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General Information

Taxing Authority:	Catoosa	Building Name:	Graphics Hair Design
Tax ID/APN:	0002G-005	Gross Building Area:	2,600 SF
Retail-Commercial Type:	Free-Standing Building, Restaurant, Retail-Pad, Street Retail	Building/Unit Size (RSF):	2,600 SF
Zoning:	C-1	Usable Size (USF):	2,600 SF
		Land Area:	0.63 Acres

Available Space

Suite/Unit Number:	One	Date Available:	04/01/2017
Suite Floor/Level:	One	Lease Rate:	\$15 PSF (Annual)
Space Available:	2,600 SF	Lease Type:	Gross Lease
Minimum Divisible:	2,600 SF	Parking Spaces:	0
Maximum Contiguous:	2,600 SF	Rent Escalators:	Step-Up Lease
Space Type:	Relet	Rent Escalators Description:	3% per year

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist	Feet of Frontage:	180
Property Located Between:	at Corner of Patterson Ave and Cross St	Traffic/Vehicle Count:	27,500
Property Visibility:	Excellent	Highway Access:	I-75 is accessed via Hwy 2A
Largest Nearby Street:	Battlefield Parkway - Hwy 2A	Airports:	Chattanooga Metropolitan Airport

Site Description The site is level and at street grade. Is at the corner of Patterson Ave. and Cross St. The building has two entrances and parking on 3 sides.

Area Description The subject location is in the heart of Fort Oglethorpe's business district. Many new retail establishments have been built nearby within the last several years.

Building Related

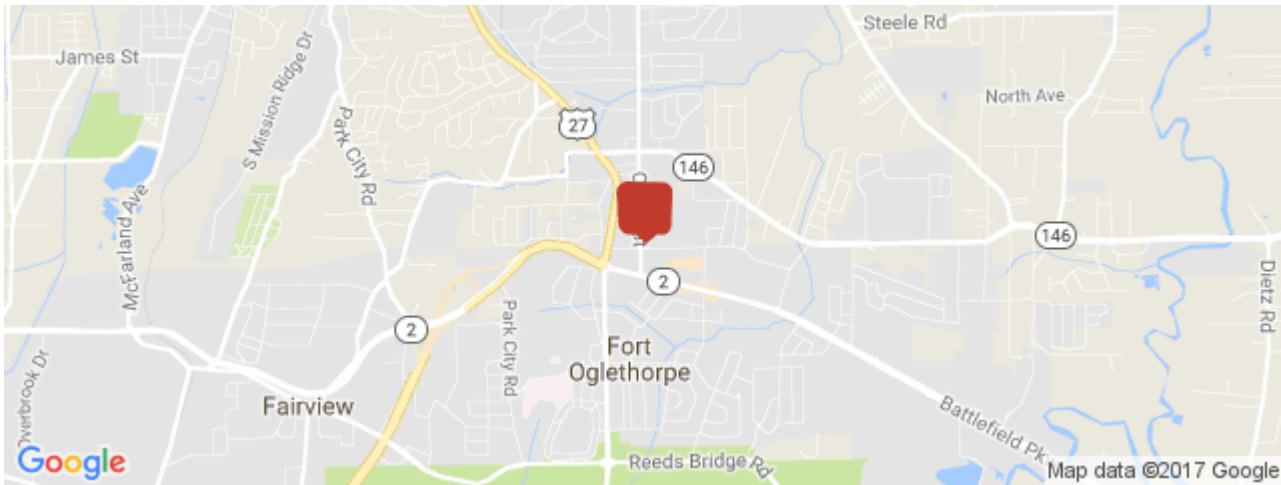
Total Number of Buildings:	1	Ceiling Height:	14
Number of Stories:	1	Loading Doors:	0
Typical SF / Floor:	2,600 SF	Loading Docks:	0
Property Condition:	Excellent	Passenger Elevators:	0
Year Built:	2008	Freight Elevators:	0
Construction/Siding:	Steel Frame	Sprinklers:	Wet
Exterior Description:	The front two sides of the building have a stucco type finish.	Heat Type:	Natural Gas
		Heat Source:	Heat Pump
Total Parking Spaces:	30	Air Conditioning:	Engineered System
Parking Ratio:	11.5 (per 1000 SF)	Interior Description:	The building was built as a hair salon. It could easy be another hair salon or converted to many other uses.
Parking Type:	Structure, Surface		
Parking Description:	Parking is twice the average at 11.5 spaces per 1,000 SF. The parking lot is flat with painted lines. Parking is on 3 sides.		

Land Related

Zoning Description:	C1-Commercial	Water Service:	Municipal
Lot Frontage:	180	Sewer Type:	Municipal
Lot Depth:	150		

Location

Address:	201 Patterson Ave, Fort Oglethorpe, GA 30742
County:	Catoosa
MSA:	Chattanooga



Property Images



Front Left View



Interior 1



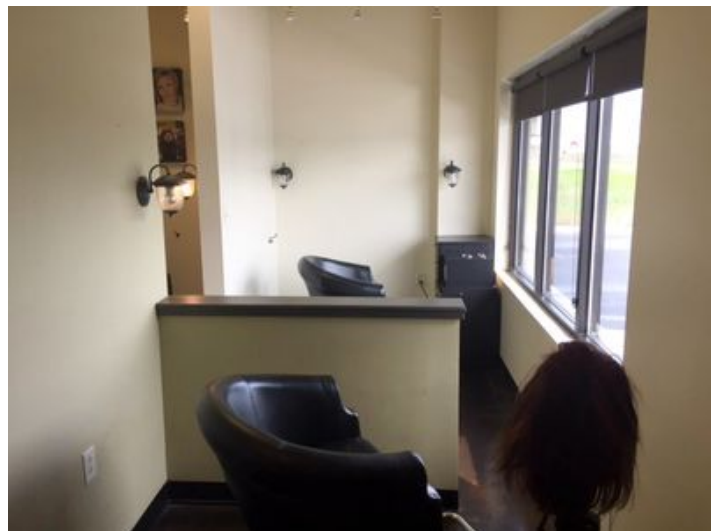
Right Side



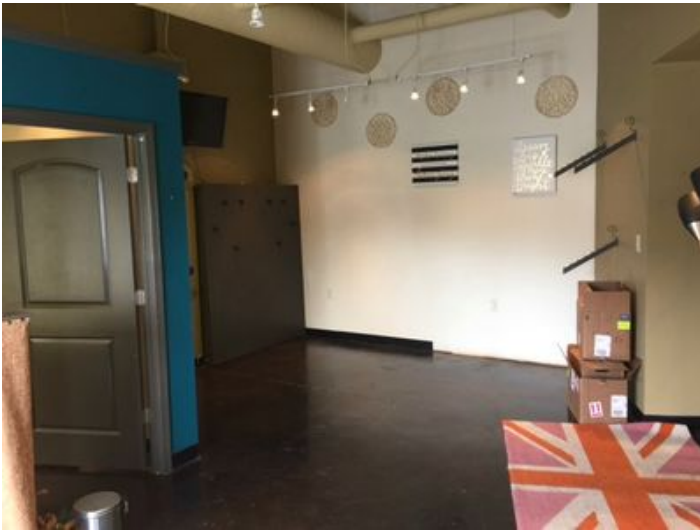
Interior 2



Front Sales Counter



Styling Station



Small Additional Suite

Property Contacts



Robert Fisher

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Michael Taylor

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Traffic Count
20,400

Traffic Count
25,600

201 Patterson
Ave

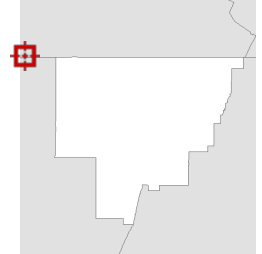
Traffic Count
27,500

201 Patterson Ave

Aerial Map



Overview

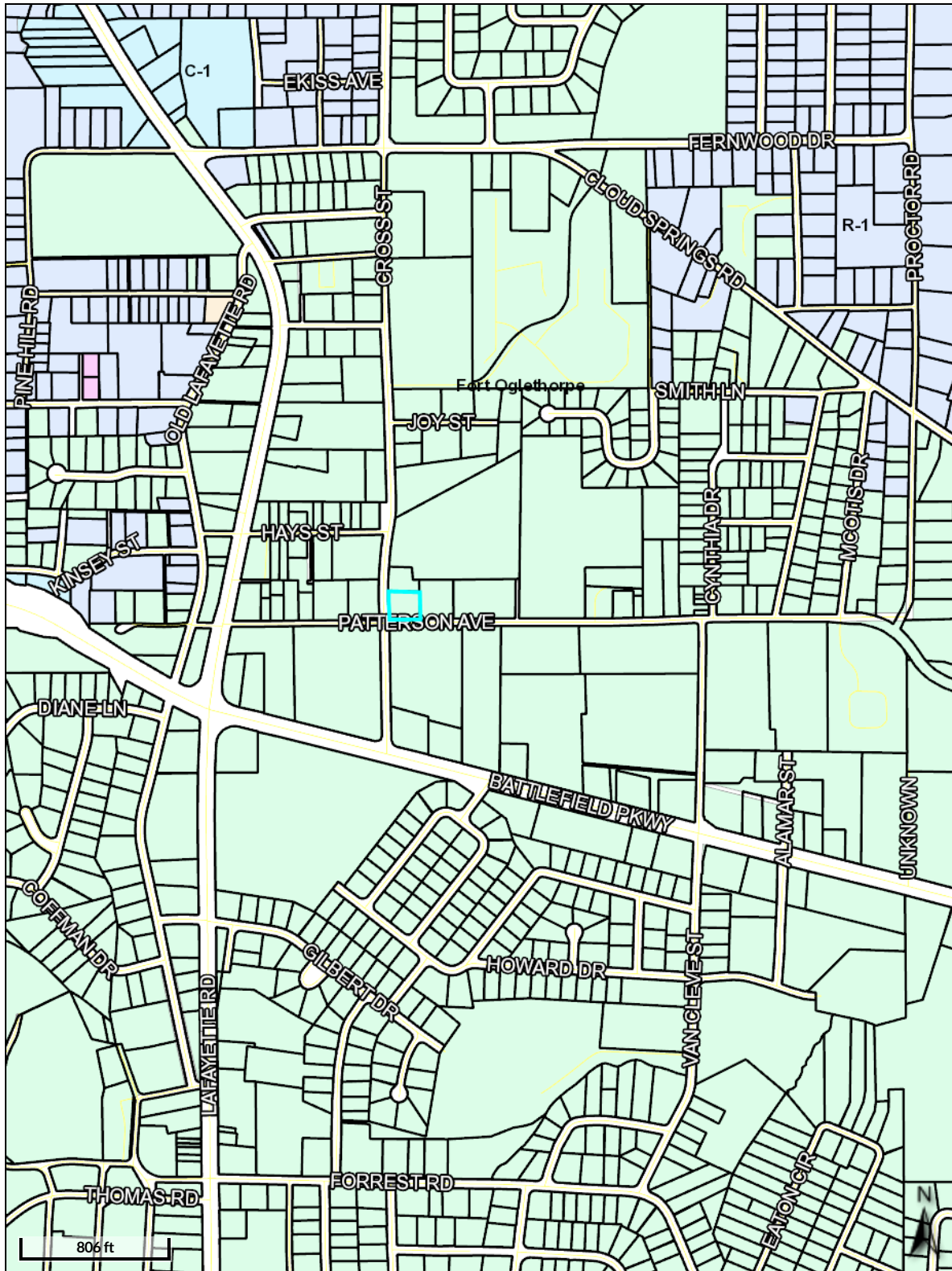


Legend

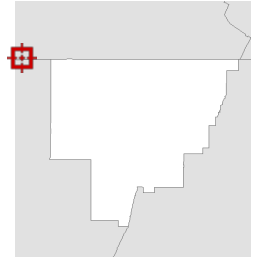
-  Parcels
-  Roads

201 Patterson Ave











Zoning Map



Overview



Legend

-  Parcels
-  Roads
- Zoning**
-  A-1
-  C-1
-  C-2
-  C-3
-  C-R
-  Fort Oglethorpe
-  I-1
-  I-2
-  PCFD
-  PUD
-  R-1
-  R-2
-  R-3
-  R-A
-  RTZ
-  Ringgold
-  SZ

806 ft



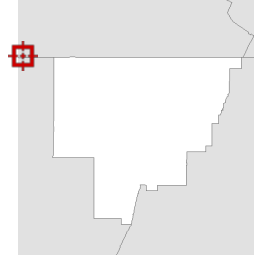


201 Patterson Ave

Parcel Map



Overview



Legend

- Parcels
- Roads