

BATTLEFIELD PARKWAY PROFESSIONAL CENTER

OFFERED FOR SALE
\$5,292,000 | 6.25%

4616 BATTLEFIELD PARKWAY | RINGGOLD, GA

64 BED CHI
MEMORIAL HOSPITAL
UNDER CONSTRUCTION
[CLICK HERE: GROUNDBREAKING OF
CHI MEMORIAL HOSPITAL](#)

PRIMEIMAGING
CAC CHATTANOOGA
ALLERGY CLINIC

MAGNOLIA
PHARMACY
VIC
VASCULAR INSTITUTE



BATTLEFIELD PARKWAY 22,790 VPD

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

BATTLEFIELD PARKWAY PROFESSIONAL CENTER

EXECUTIVE SUMMARY


Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Battlefield Parkway Professional Center, a newly constructed multi-tenant medical office center that is 100% occupied. The property is strategically located along Battlefield Parkway, Ringgold's primary commercial thoroughfare, and benefits from excellent access and visibility. Ringgold and Fort Oglethorpe are located only 7 miles outside of Chattanooga, TN, and are part of the Chattanooga MSA.

ASSET SNAPSHOT

ADDRESS:	4616 Battlefield Parkway, Ringgold, GA
BUILDING SIZE:	10,000 SF
LAND SIZE:	1.12 AC
YEAR BUILT:	2023
LEASE TYPE(S):	NNN
OCCUPANCY:	100%
RENTAL INCREASES:	Annual

NOI	\$330,735
CAP	6.25%
PRICE	\$5,292,000

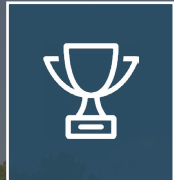


 **19,918** PEOPLE
IN 3 MILE RADIUS

 **\$89,433** AHHI
IN 3 MILE RADIUS

 **22,790** VPD ON
BATTLEFIELD PARKWAY





TROPHY ASSET

New construction medtail asset with long-term NNN leases and annual rent increases



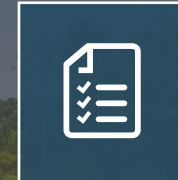
EXCELLENT TENANT MIX

Rent is secured by two experienced and successful medical groups that have made large investments and long-term commitments to this site



GROWTH MARKET

Chattanooga is Tennessee's fastest-growing city and is the main employment center for surrounding markets like Ringgold and Fort Oglethorpe



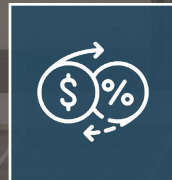
RARE 10-YEAR NNN LEASES

Tenants reimburse for Taxes, CAM, Insurance and Management fees



NEW CONSTRUCTION

Brand new building with transferable roof warranty provides ease of ownership and stable cash-flow



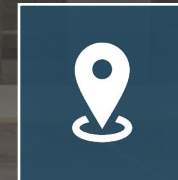
INFLATION HEDGE

Fixed annual rental increases provides hedge against inflation



DEPRECIATION

Fee simple ownership allows for depreciation of the building boosting after-tax returns



HIGH PROFILE LOCATION

Excellent real estate fundamentals and strategic location along Ringgold's primary commercial corridor



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PROFESSIONAL CENTER

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UNDER CONSTRUCTION

Phoenix
Cardiovascular
Institute

Skin
Outpatient
Therapy

VVC
VASCULAR INSTITUTE

MAGNOLIA
PHARMACY

CAC
CHATTANOOGA
ALLERGY CLINIC

PRIMEIMAGING

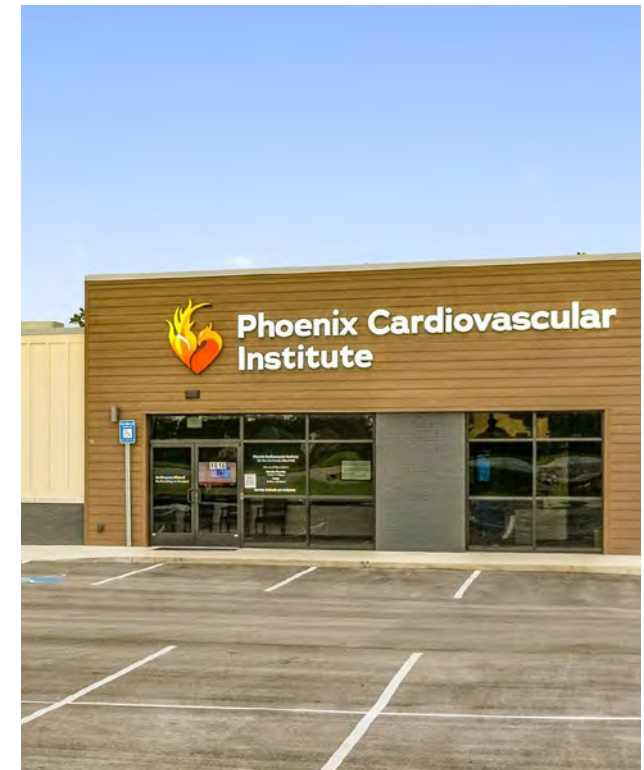
TENANTS	GUARANTEE	SF	% OF SF	RENT COMMENCEMENT	LEASE EXP	LEASE TERM REMAINING	ANNUAL RENT	RENT PSF	RENT INCREASES	EXPENSE REIMBURSEMENTS	MGMT FEE	CAM CAPS	RENEWAL OPTIONS
Phoenix Cardiovascular Institute	Personal	7,000	70%	11/15/2023	5/31/2034	9.8 years	\$248,115	\$35.45	2.0% annual	NNN	5% of Total Gross Rent	None	2, 5-Year
Siskin Hospital for Physical Rehab	Corporate	3,000	30%	11/15/2023	11/30/2033	9.3 years	\$82,620	\$27.54	2.0% annual	NNN	10% of CAM + Insurance	None	2, 5-Year
CENTER TOTAL / AVG.		10,000	100%			9.5 years	\$330,735	\$31.49					

UNDERWRITING ASSUMPTIONS

- 1) Analysis shows a one-year snapshot of NOI with an Analysis Period from August 1, 2024 - July 31, 2025
- 2) CAM, Insurance, and Taxes are based on figures provided by the Owner

PROFORMA

INCOME	Annual	PSF
BASE RENT	\$330,735	\$33.07
EXPENSE REIMBURSEMENTS	\$63,136	\$6.31
EFFECTIVE GROSS REVENUE	\$393,871	\$39.39
EXPENSES		
CAM	\$22,600	\$2.26
INSURANCE	\$12,000	\$1.20
RE TAXES	\$12,000	\$1.20
MANAGEMENT FEE (5% OF BASE RENT)	\$16,536	\$1.65
TOTAL OPERATING EXPENSES	\$63,136	\$6.31
NET OPERATING INCOME	\$330,735	\$33.07



BATTLEFIELD PARKWAY PROFESSIONAL CENTER



Phoenix Cardiovascular Institute
Siskin Outpatient Therapy



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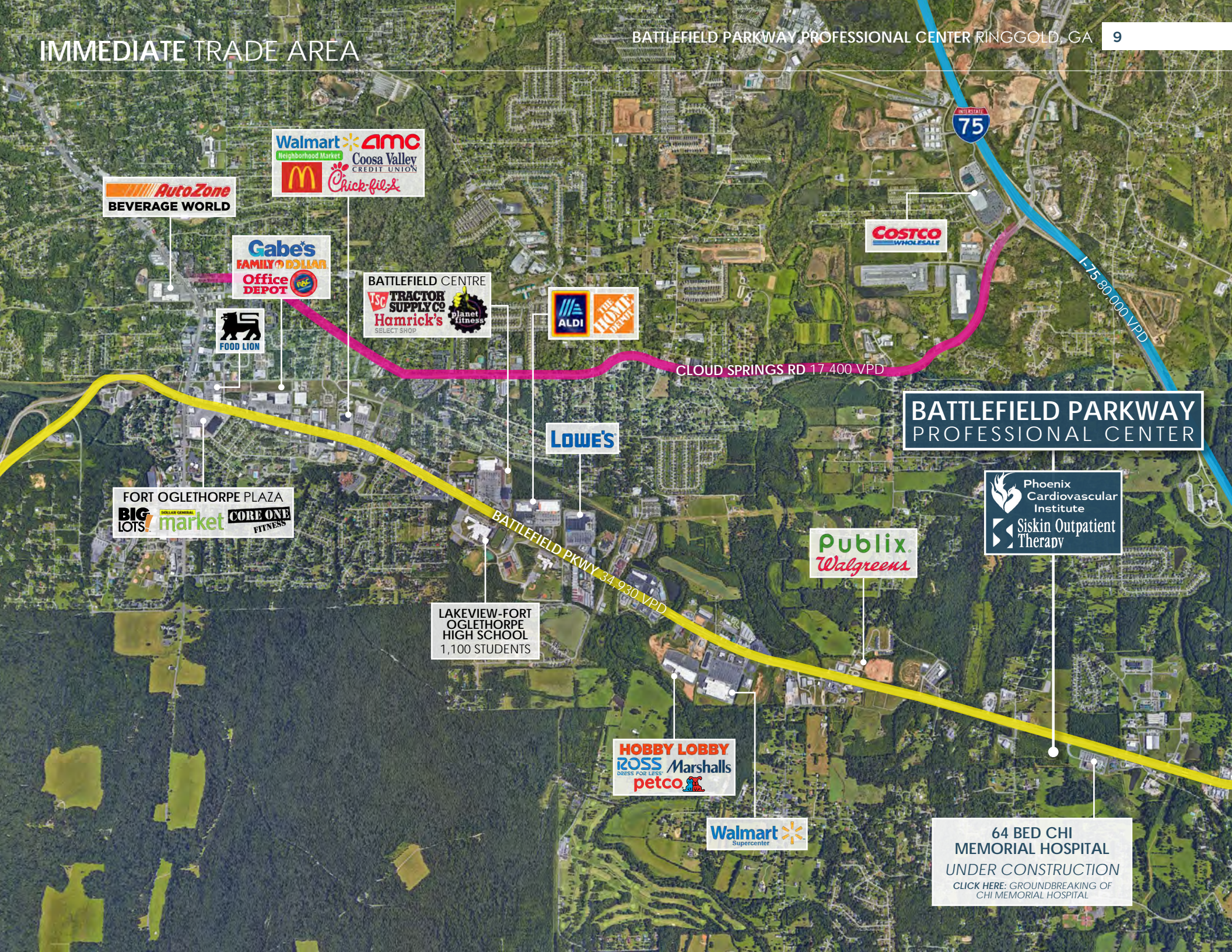
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IMMEDIATE TRADE AREA



AutoZone
BEVERAGE WORLD

Walmart **AMC**
Neighborhood Market
McDonald's **Chick-fil-A**
Coosa Valley
CREDIT UNION

Gabe's
FAMILY DOLLAR
Office DEPOT

FOOD LION

BATTLEFIELD CENTRE
Tractor Supply Co.
Hamrick's
SELECT SHOP
Planet Fitness

ALDI **HOME DEPOT**

COSTCO
WHOLESALE

CLOUD SPRINGS RD 17,400 VPD

BATTLEFIELD PARKWAY
PROFESSIONAL CENTER

FORT OGLETHORPE PLAZA
BIG LOTS **market** **CORE ONE FITNESS**

LOWE'S

LAKEVIEW-FORT
OGLETHORPE
HIGH SCHOOL
1,100 STUDENTS

BATTLEFIELD PKWY 34,930 VPD

Publix
Walgreens

Phoenix
Cardiovascular
Institute
Siskin Outpatient
Therapy

HOBBY LOBBY
ROSS
DRESS FOR LESS
Marshalls
petco

Walmart
Supercenter

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I-75 80,000 VPD

CHATTANOOGA

The Chattanooga Metropolitan Statistical Area (MSA), which includes surrounding counties in Tennessee and Georgia, had a population of around 564,236 in 2010 which grew to over 587,000 by 2020. The city has experienced growth in both urban and suburban areas, with downtown Chattanooga seeing significant revitalization and an influx of residents, particularly young professionals and millennials.

Chattanooga's economy has diversified over the past decade, with key sectors including manufacturing, technology, healthcare, and tourism. Chattanooga is home to Volkswagen's only U.S. manufacturing plant, which employs over 3,800 people. Chattanooga's technology sector has also seen rapid growth, earning Chattanooga the nickname "Gig City" due to its pioneering municipal fiber-optic network providing gigabit-speed internet. This infrastructure has attracted tech startups, entrepreneurs, and established companies. EPB, Chattanooga's municipal electric utility, provides the gigabit-speed internet service. Tourism is a significant economic driver, with attractions like the Tennessee Aquarium, Lookout Mountain, and the Riverwalk drawing millions of visitors annually.

CHATTANOOGA

 **CHATTANOOGA**
METROPOLITAN AIRPORT



VEHICLES PER DAY

I-24 (123,000 VPD)

RT-27 (20,000 VPD)

I-75 (80,000 VPD)

BATTLEFIELD PKWY (34,930 VPD)

**BATTLEFIELD PARKWAY
PROFESSIONAL CENTER**

FORT OGLETHORPE

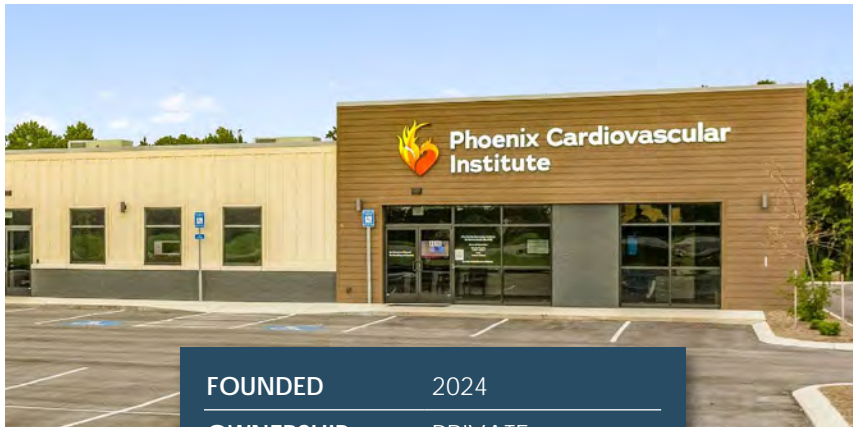
RINGGOLD

14 MILES

TENNESSEE RIVER

TENNESSEE
GEORGIA

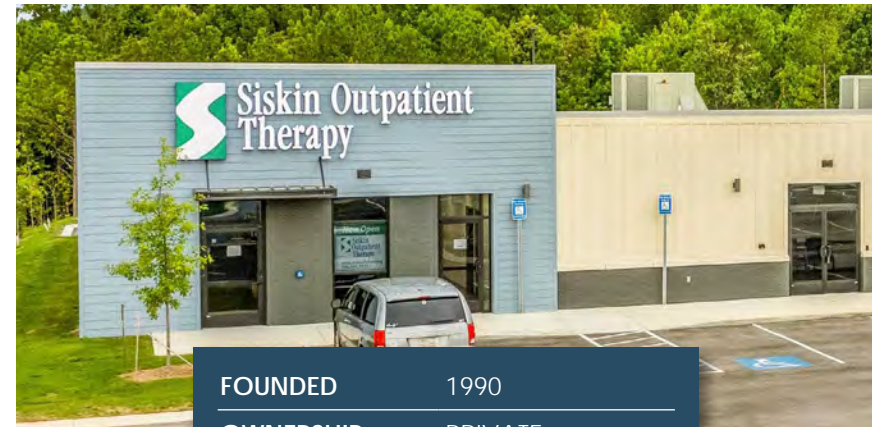




FOUNDED	2024
OWNERSHIP	PRIVATE
# OF LOCATIONS	1
HEADQUARTERS	RINGGOLD, GA
GUARANTY	PERSONAL

Phoenix Cardiovascular Institute, located in Ringgold, Georgia, provides specialized cardiovascular care with a focus on advanced diagnostics and treatments for heart conditions. The institute's services include managing angina, heart failure, valvular heart disease, arrhythmias, and coronary artery disease. They offer a range of diagnostic tests and procedures such as echocardiograms, stress tests, heart catheterizations, and stent placements. The team is comprised of highly qualified cardiologists and support staff dedicated to patient care. The institute emphasizes compassionate and comprehensive cardiovascular care to promote overall vitality. They are currently accepting new patients and a variety of insurance plans.

MONTHS	RENT SCHEDULE	
	BASE RENT	BASE RENT PSF
1-6	\$121,625	\$17.38
7-18	\$243,250	\$34.75
19-30	\$248,115	\$35.45
31-42	\$253,077	\$36.15
43-54	\$258,139	\$36.88
55-66	\$263,302	\$37.61
67-78	\$268,568	\$38.37
79-90	\$273,939	\$39.13
91-102	\$279,418	\$39.92
103-114	\$285,006	\$40.72
115-126	\$290,706	\$41.53



FOUNDED	1990
OWNERSHIP	PRIVATE
# OF LOCATIONS	6
HEADQUARTERS	CHATTANOOGA, TN
GUARANTY	CORPORATE

Siskin Hospital for Physical Rehabilitation, located in Chattanooga, Tennessee, is a leading facility dedicated to comprehensive physical rehabilitation services. Established in 1990, it specializes in treating patients recovering from strokes, brain injuries, spinal cord injuries, and other complex medical conditions. The hospital offers a range of inpatient and outpatient programs designed to help patients regain their independence and improve their quality of life. Its multidisciplinary team includes physicians, therapists, nurses, and other healthcare professionals who provide personalized and compassionate care. Siskin Hospital is equipped with advanced technology and state-of-the-art rehabilitation equipment to support patient recovery. The facility also emphasizes patient and family education, ensuring that individuals are well-informed and engaged in their rehabilitation journey. Additionally, Siskin Hospital is committed to community outreach and education, promoting health and wellness beyond its clinical services.

YEAR	RENT SCHEDULE	
	BASE RENT	BASE RENT PSF
1	\$81,000	\$27.00
2	\$82,620	\$27.54
3	\$84,272	\$28.09
4	\$85,958	\$28.65
5	\$87,677	\$29.23
6	\$89,431	\$29.81
7	\$91,219	\$30.41
8	\$93,044	\$31.01
9	\$94,904	\$31.63
10	\$96,803	\$32.27

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Exclusively Offered By



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