

FOR SALE

Rock Spring, GA

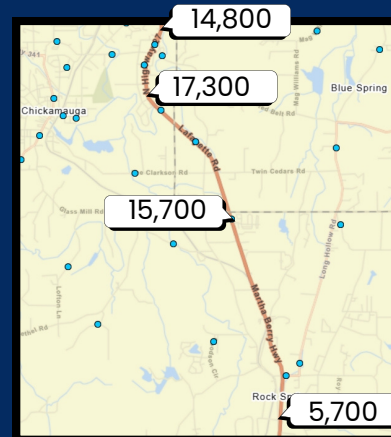
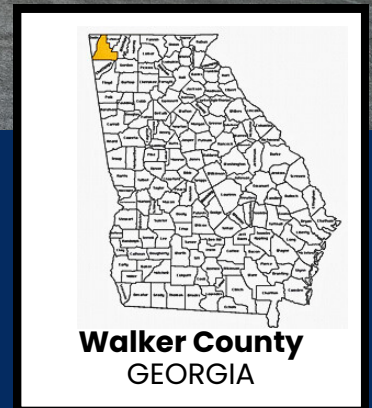
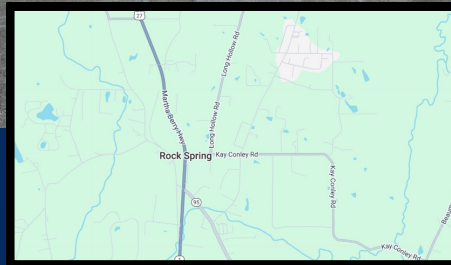


\$950,000

- Established **daycare center** licensed for 103 children
 - 5,600 SF facility on 1.88 acres
 - Paved parking lot
 - Separate shed/garage for additional storage
 - Fully fenced
- C-1 zoning

Traffic Count

- 14,800 AADT** - US-27/SR1 N of Lafayette Rd (Entering Walker County)
- 17,300 AADT** - US-27/SR1 S of Lafayette Rd, Ft Oglethorpe
- 15,700 AADT** - US-27/SR1 entering Rock Spring, GA
- 5,770 AADT** - Major Rural artery into Rock Spring, GA



Shawn Matthews

Office: 423-476-5535

Cell: 423- 284-3233

GA Lic # 368469

ShawnMatthews2129@gmail.com



**COLDWELL BANKER
COMMERCIAL**
KINARD REALTY

5559 Little Debbie Pkwy, Ste 111,
Ooltewah, TN 37363

Each office is independently owned and operated. Please disregard this mailer if you have agent representation

Rock Spring, GA



Property Details:

- **C-1 zoning** allowable uses per Walkercountyga.gov (confirm with Walker County planning department)
 - Land use: institutional, outdoor recreational, professional service/office, neighborhood commercial, general commercial, public service, and utilities
 - Residential dwelling use: recreational vehicle park
- Public **water** and **sewer** service (Walker County, GA)
- Current profit and loss document available for Jan. 2025–Nov. 2025



**COLDWELL BANKER
COMMERCIAL**
KINARD REALTY

5559 Little Debbie Pkwy, Ste 111,
Ooltewah, TN 37363
423-476-5535

Each office is independently owned and operated. Please disregard this mailer if you have agent representation

Rock Spring, GA



**COLDWELL BANKER
COMMERCIAL**
KINARD REALTY

5559 Little Debbie Pkwy, Ste 111,
Ooltewah, TN 37363
423-476-5535

Each office is independently owned and operated. Please disregard this mailer if you have agent representation

Rock Spring, Georgia, is an unincorporated community in Walker County, situated in the northwestern part of the state. It lies along U.S. Highway 27, roughly midway between the cities of LaFayette and Chickamauga, and forms part of the Chattanooga, Tennessee metropolitan area. Nestled amid the rolling hills and farmland of the Appalachian foothills, Rock Spring offers a distinctly rural landscape with easy access to nearby urban amenities.

Today, Rock Spring is characterized by growing residential development and modest commercial activity. It continues to balance its agricultural roots and scenic countryside with gradual growth tied to the expanding Chattanooga metro area.

Rock Spring/Walker County Demographics:

Rock Spring, GA

Distance from: (City) **Chattanooga**, TN – 17 miles; **Dalton**, GA – 35 miles; **Atlanta**, GA – 95 miles

Population: (County) Walker – 69,475; (City) Rock Spring – 6,508 (walkercountygga.gov and esri)

- Median Household Income: \$82,252 (esri)

Recent Economic Development News:

- Diversification; not only manufacturing/industry but also tourism, residential growth, and infrastructure upgrades.
 - Pilgrim's Food Supplier set to invest \$400 million in a distribution center 10 miles north of Rock Spring; bringing over 630 new job opportunities to the county.
- Growth in tourism and housing suggests the county is becoming more of a destination and residential-growth region, which can support spillover economic effects (retail, services).
- Investments in connectivity are foundational — enabling broader participation in the digital economy and supporting remote work/business growth.

Rock Spring is seeing focused initiatives in 2025 around inclusive recreation, connectivity/digital access, trail/greenspace infrastructure, workforce development, and public-safety/precinct infrastructure. These reflect larger priorities set in the county's comprehensive planning documents.



**COLDWELL BANKER
COMMERCIAL**
KINARD REALTY

5559 Little Debbie Pkwy, Ste 111,
Ooltewah, TN 37363
423-476-5535

Each office is independently owned and operated. Please disregard this mailer if you have agent representation