

# Two Unit Retail/Office Investment Property

3928 Dayton Blvd, Chattanooga, Tennessee



**HERMAN WALLDORF**  
COMMERCIAL REAL ESTATE

# Property Description

Commercial property investment opportunity in the heart of Red Bank, at the intersection of Dayton Blvd at Morrison Springs Road. Property is ready for redevelopment according to an investor's design and available for new tenants. The property features ample onsite parking and amazing visibility to over 20,000 vehicles per day at a major signalized intersection.

Property Type:	Two Unit Retail / Office Investment Property
Tax Parcel ID:	109P G 009
Land Area:	0.26 acres (per Assessor Data)
Location:	The Property is located at the intersection of Morrison Springs Rd at Dayton Blvd. Central location with easy access to Hwy 27, downtown, and Hixson.
Traffic:	2022 Average Daily Traffic on Morrison Springs Rd is 21,573 Vehicles per Day.
Visibility:	Excellent visibility to traffic from multiple directions.
Parking:	Ample parking in rear parking lot, with 21 spaces.
Municipality:	Hamilton County, City of Red Bank
Zoning:	C-2
Available for Sale:	\$675,000

# Building Description

**Size:** 3,577 SF (per Assessor Data)

**Construction:** Brick exterior. Single story. Flat TPO roof (installed 2021 – 20-year transferable warranty). Currently demised into two suites, but with existing columns, the entire building could be redeveloped for a single tenant.

**Suite 1:** Address: 3928 Dayton Blvd

Use: Former hair salon

**Layout:** Bright and open salon studio with large reception/waiting area, space for numerous workstations, plumbing for 3 shampoo bowls, two private spa treatment rooms, and a small breakroom.

SF: 2,336 SF +/- (per Assessor Data)

Market Rent Rate: \$17.50-20.00 Per Square Foot NNN

**Suite 2:** Address: 3926 Dayton Blvd

Use: Professional office suite

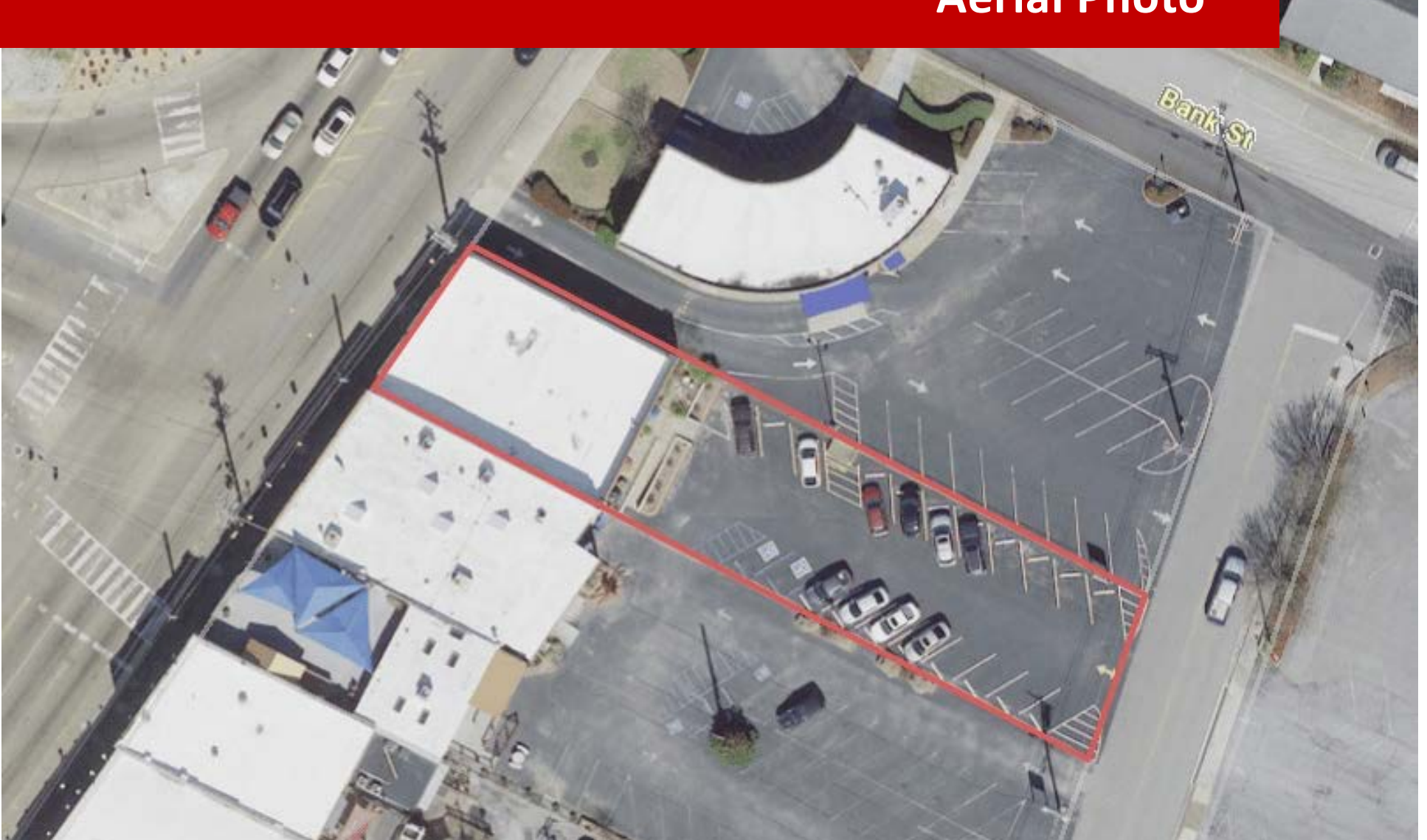
**Layout:** Office suite consisting of a reception area, an open work room, three private offices, and a small breakroom.

SF: 1,241 SF +/- (per Assessor Data)

Market Rent Rate: \$15.00-16.00 Per Square Foot NNN



## Aerial Photo



The property includes ample parking in the rear parking lot with 21 spaces. There is easy access to Dayton Blvd and Ashland Terrace.

# Exterior Photos



Jason A Lehn, CCIM | 423.432.0659 | jlehn@walldorf.com  
Benjamin Pitts | 423.826.8336 | bpitts@walldorf.com  
Information deemed reliable but not guaranteed.



# Exterior Photos



Jason A Lehn, CCIM | 423.432.0659 | [jlehn@walldorf.com](mailto:jlehn@walldorf.com)  
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# Interior Photos: 3928 Dayton Blvd

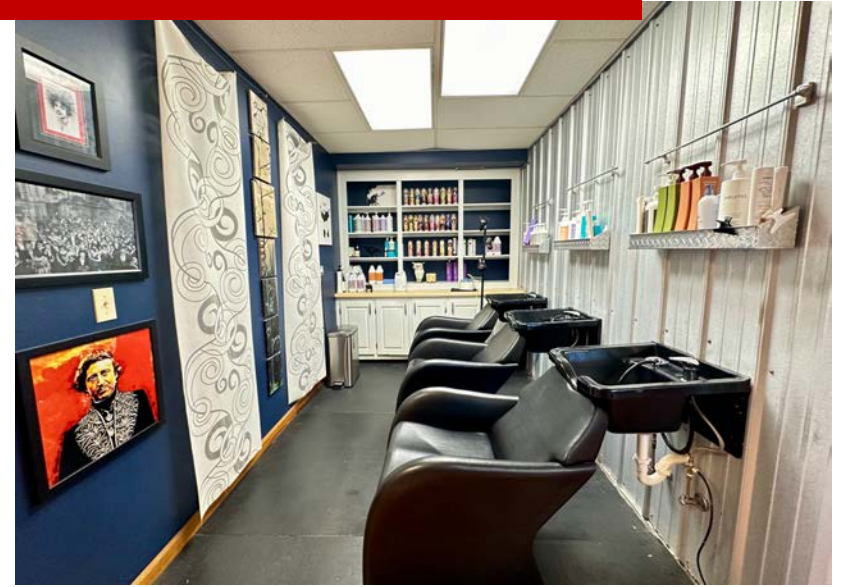


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# Approximate Layout



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