



OFFICE/RETAIL FOR SALE or LEASE

3737 Rhea County Hwy
Dayton, TN 37403



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PROPERTY SUMMARY

Sales Price: \$650,000

Lease Rate: \$10/sf

Building Size: 3,090 sf

Lot Size: ±0.5 acres

Annual Taxes: \$3,716.74 (2024)

Property Address: 3737 Rhea County Hwy Dayton, TN 37321

Year Built: 1990

HIGHLIGHTS

Take advantage of exceptional exposure with direct frontage on Rhea County Hwy 27 and a daily traffic count of 24,310, situated next to Lowe's Home Improvement. This Class A office space also offers great potential for retail use. Fully updated and move-in ready, the building features a well-designed floor plan, including:

- 5 private offices
- 3 restrooms
- A spacious reception area
- A full kitchen in the break room
- A versatile rear space ideal for a bullpen calling area, small production setup, or product storage

Additional customer and employee parking is available behind the building. The former self-serve car wash structure in the back can be repurposed for covered parking or removed to create even more open parking. This property is available for sale or lease and presents an excellent opportunity for a wide range of businesses.



AERIAL RETAIL MAP



INTERIOR PHOTOS



DEMOGRAPHICS

POPULATION

	3 MILES	5 MILES	10 MILES
2020 Population	9,096	15,780	31,225
2024 Population	8,892	15,879	32,508
2029 Projected Population	9,154	16,483	34,303
Median Age	39.8	39.8	42.2

HOUSEHOLD CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2020 Households	3,604	6,205	12,185
2024 Households	3,505	6,189	12,583
2029 Projected Households	3,608	6,420	13,264

INCOME CHARACTERISTICS

	3 MILES	5 MILES	10 MILES
2024 Average Household	\$61,113	\$63,066	\$67,371
2029 Projected Household	\$61,625	\$64,041	\$68,465




BROKERS

Matthew Bonnett is a Brokerage Advisor licensed in Tennessee and Georgia, specializing in the Industrial and Office sectors. In his first year with the organization, he executed over \$12 million dollars in deal volume. Prior to joining the commercial real estate world, Matthew was in the residential real estate field. Matthew now calls Tennessee his home, but he grew up in Alaska, Colorado, and Hawaii.

Chandler Hale is an Associate Advisor for SVN | Second Story Real Estate Management with a focus on retail and land including site selection, leasing, disposition, and acquisition. Prior to joining SVN, Chandler worked in logistics & operations for a Fortune 20 company. During his tenure he worked on several billion dollar large-scale strategic initiatives with a focus on retail value generation. He works to ensure his clients have thorough market knowledge, a clear process, and understand the value of their investment.






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