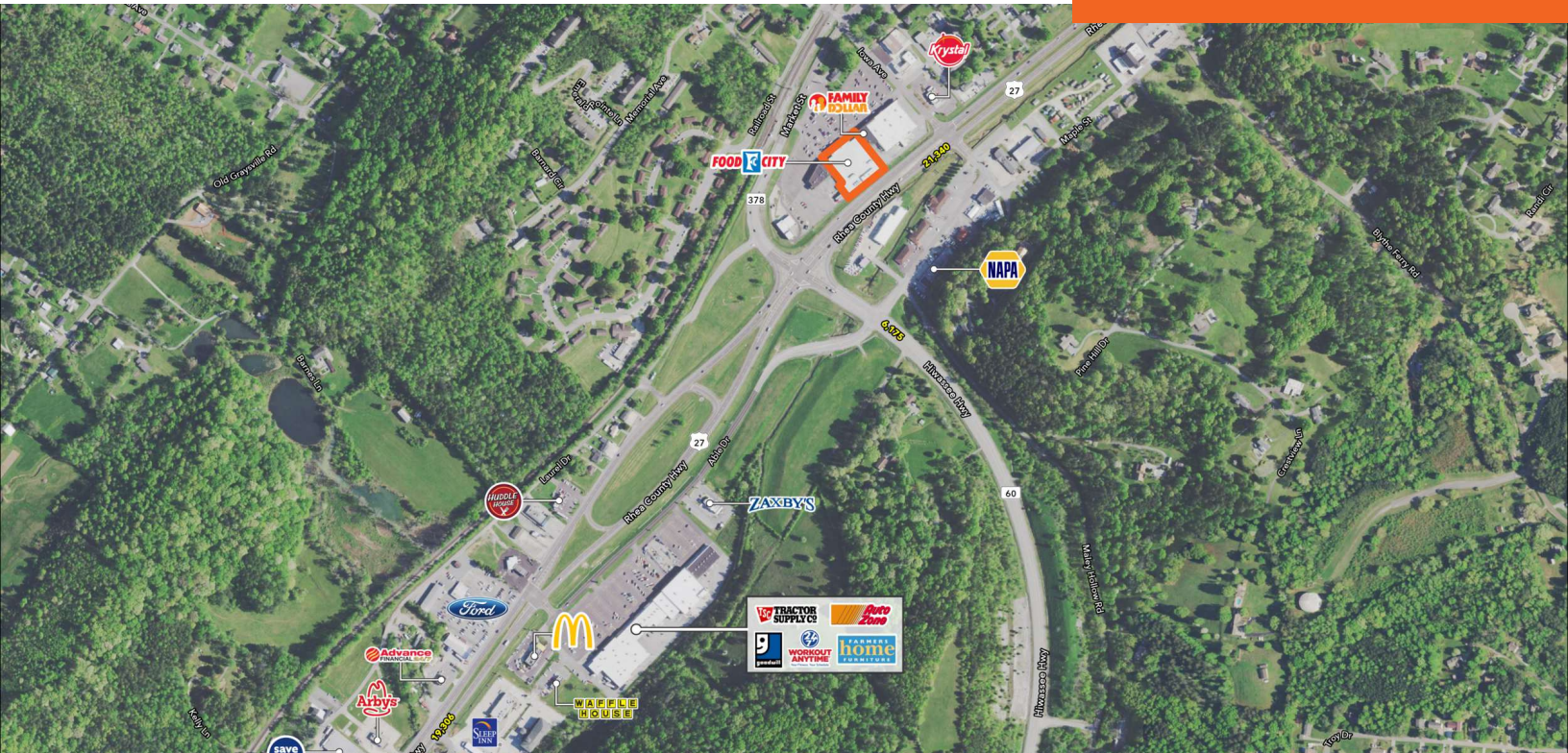


FORMER FOOD CITY BOX

420 MARKET ST, DAYTON, TN 37321

FOR LEASE



LOCATION DESCRIPTION

Dayton TN, located in Rhea county, is a tertiary market located 35 miles North of Chattanooga and 70 miles South-West of Knoxville. As of 2024, Dayton houses 7,362 residents and is gradually growing. Dayton is mostly known for its tourism side for wildlife and outdoors, giving visitors and residents an opportunity to enjoy its scenic beauty with the Cumberland Plateau and the Tennessee River nearby. While Dayton is a smaller market there is still a prominent amount of national retail tenants that are in the area such as Walmart, AutoZone, Farmers Home Furniture, Tractor Supply, Save-A-Lot, United Grocery Outlet, Dollar General, Lowe's, Bealls, and Dollar Tree. The subject property is located inline at the shopping center that is closest to downtown Dayton, on the most northern portion of the main retail node.



PROPERTY HIGHLIGHTS

- +/- 45,000 SF
- The subject property has one point of lighted intersection access, ingress/egress, from Rhea County Hwy (21,340 VPD), another two points of access from the side road, Iowa Ave, and 2 points of access, ingress/egress, from Market St (8,467 VPD)
- Great visibility from Rhea County Hwy



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
2024 Total Population	2,414	11,415	18,502
2024 Total Households	999	4,479	7,179
2024 Average Household Income	\$71,355	\$74,931	\$76,534

TSCG

CRAIGE PEARSON

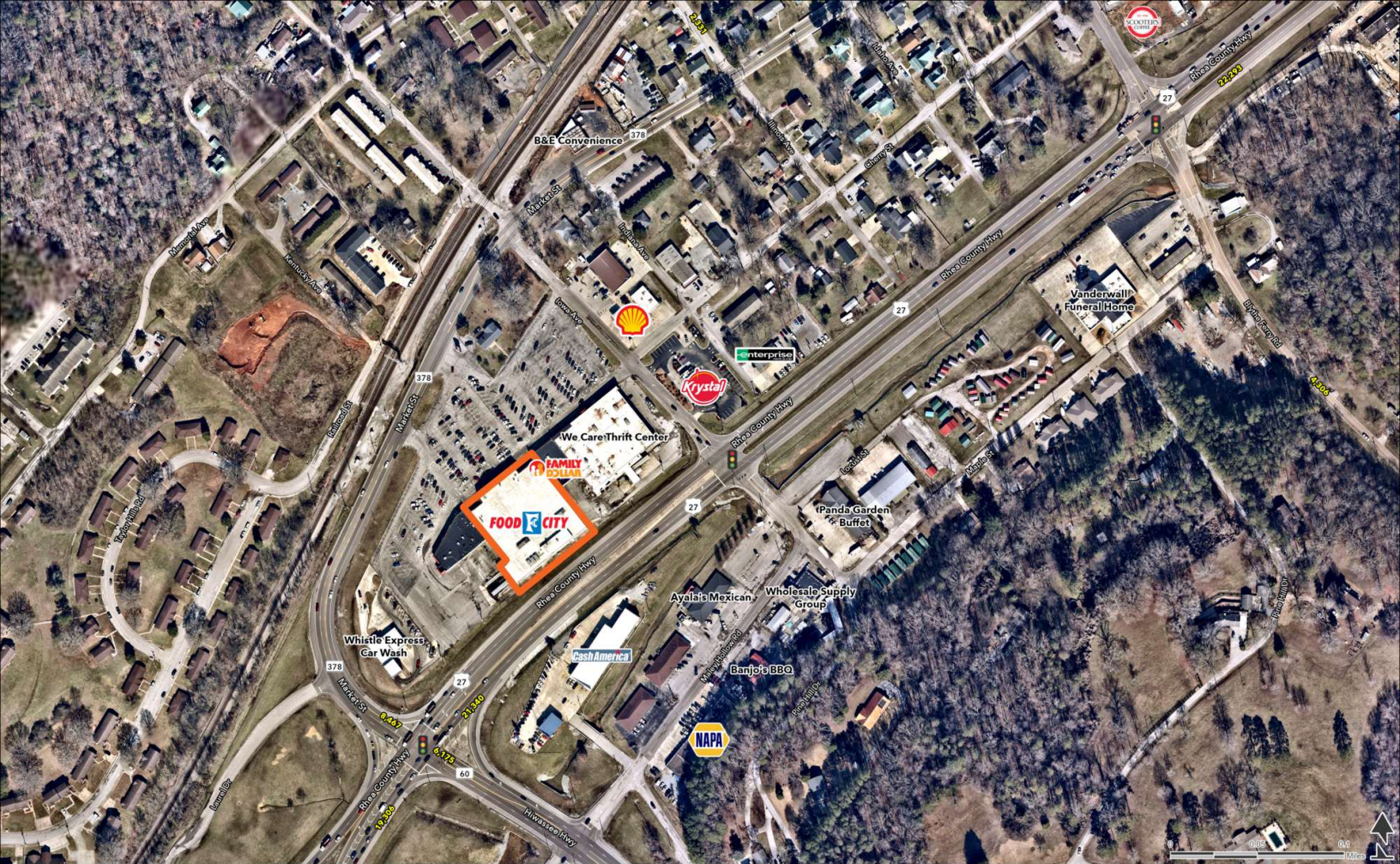
craige.pearson@tscg.com

615.324.5643

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craige.pearson@tscg.com
615.324.5643