

**2909 RHEA COUNTY HWY**  
**DAYTON, TN**



**DAYTON TRAVEL STOP FOR LEASE**

**Property Information**

- ◆ **2,060 SF end-cap with drive thru**
- ◆ **Call for pricing**
- ◆ **Excellent visibility along Rhea County Hwy**
- ◆ **Traffic Count: 22,486 Rhea County Hwy**
- ◆ **Retail Nearby: Walmart, Dollar Tree, Beall's Outlet, Aaron's, Dunkin, Bojangles, Little Caesar's, Holiday Inn Express**
- ◆ **Demographics:**

	<b><u>5-Mile</u></b>	<b><u>7-Mile</u></b>	<b><u>10-Mile</u></b>
Population:	18,374	22,795	31,886
Avg Household Income:	\$71,775	\$74,931	\$74,037

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**Brock Warwick**

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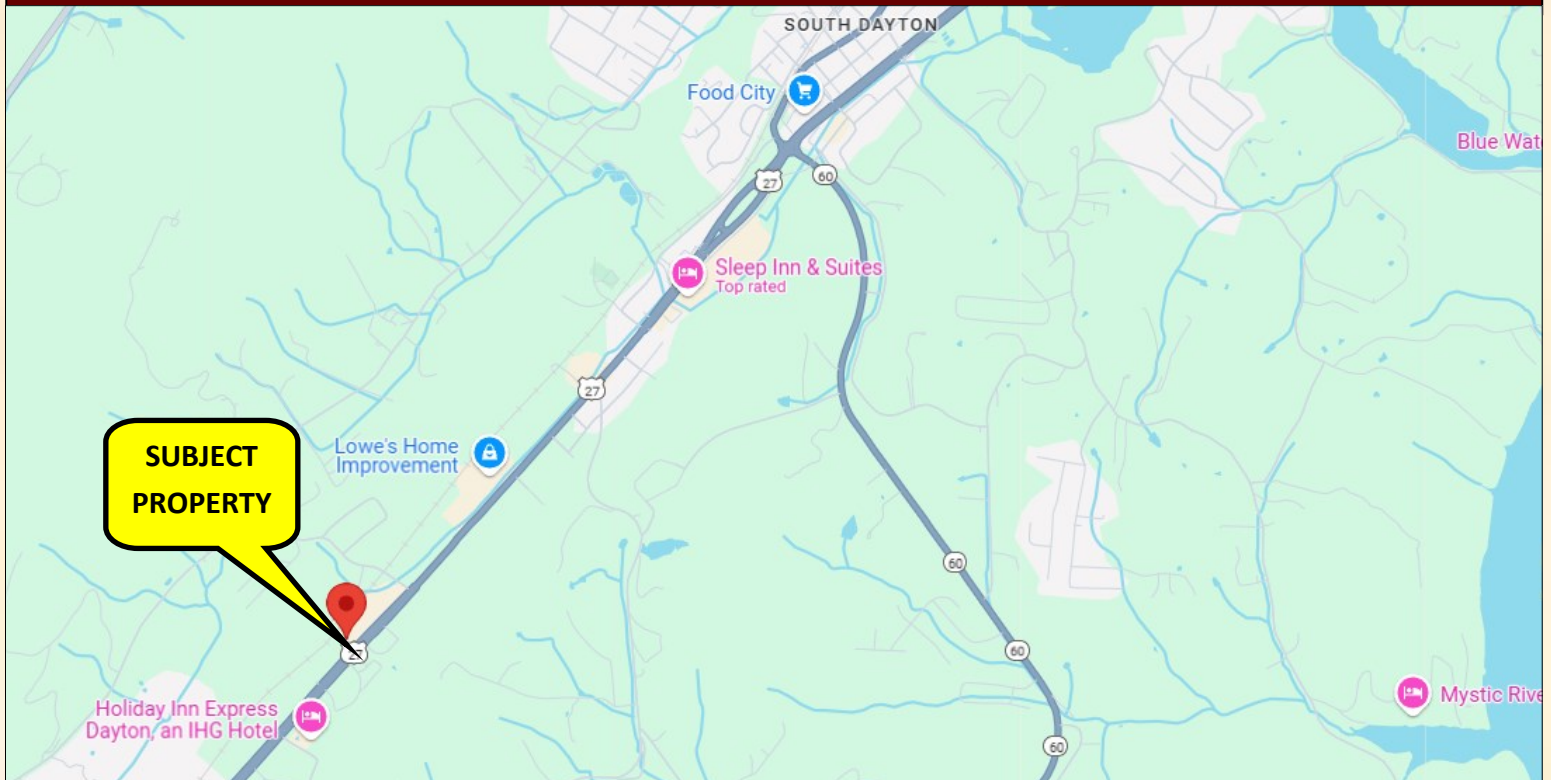
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## **Regional Map**



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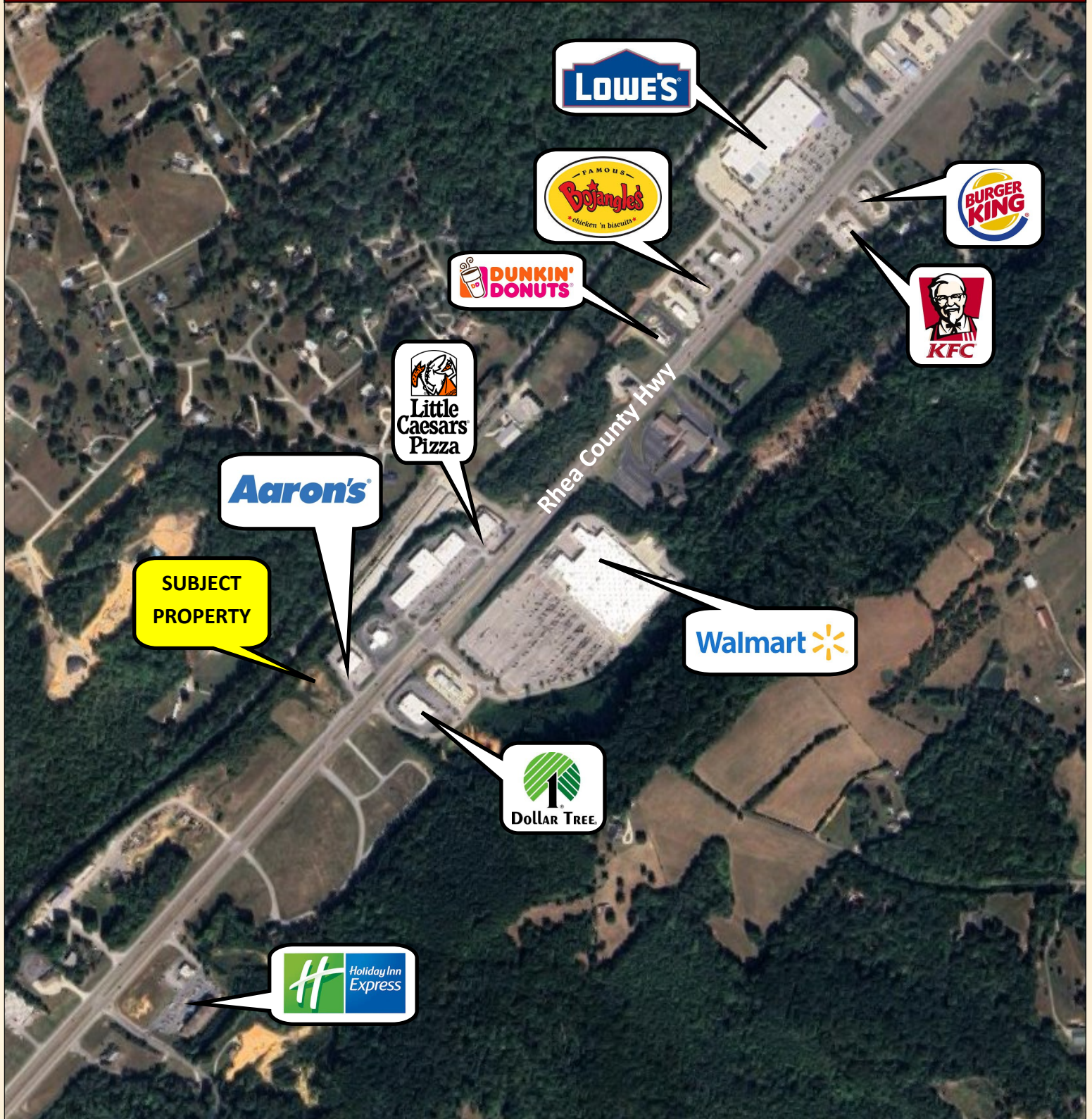
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## Trade Area Aerial



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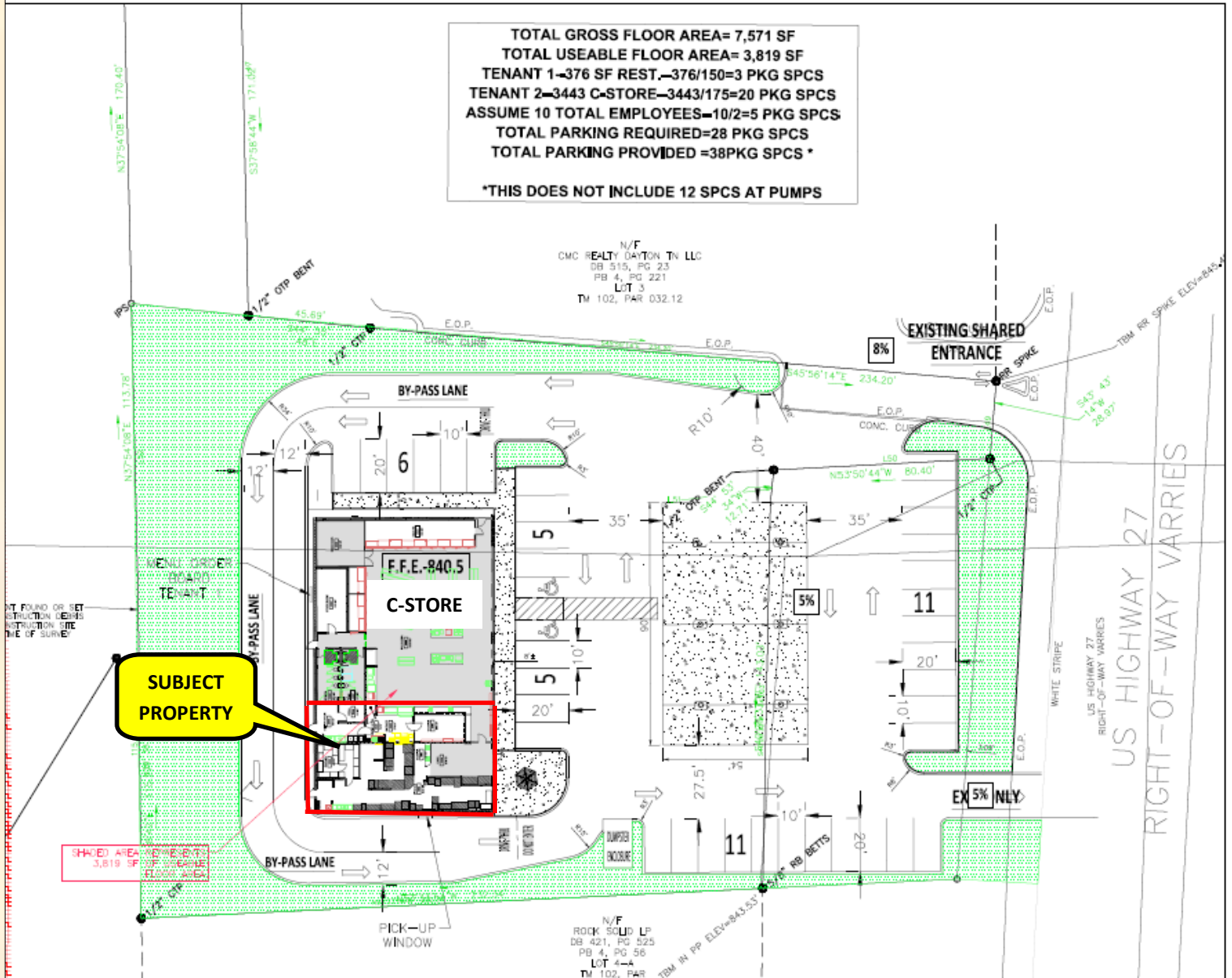
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## Site Plan



IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT  
UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.  
THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE  
APPROXIMATE AND BASED ON RECORDS. THE CONTRACTOR  
WARRANTS THE LOCATION OF ALL UNDERGROUND  
UTILITIES AS SHOWN.

what's below,  
all before you dig.

### SITE PLAN

GRAPHIC SCALE



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**Concept Photos**



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## **Demographics**

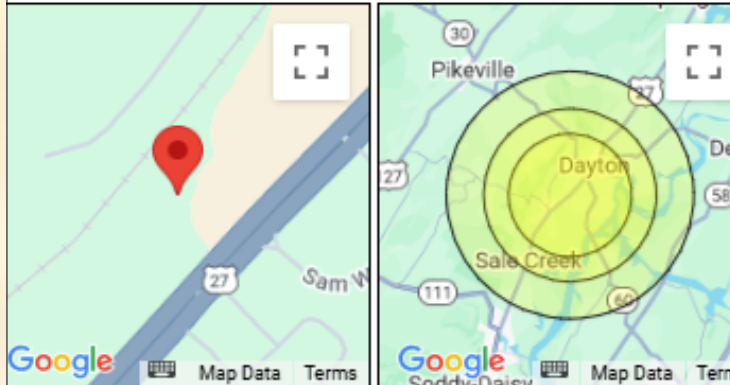


### **EASI Updated Site Selection Reports & Analysis** **Executive Summary**

Address: 2909 Rhea County Hwy Dayton TN

Latitude: 35° : 27' : 32"

Longitude: -85° : 02' : 55"



Description	5 Miles	7 Miles	10 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	15,343	18,628	25,152
Population (4/1/2010)	17,410	21,421	28,875
Population (4/1/2020)	17,619	21,790	30,322
Population (1/1/2024)	18,374	22,795	31,886
Population (1/1/2029)	18,886	23,473	32,860
Percent Growth (2024/2020)	4.29	4.61	5.16
Percent Forecast (2029/2024)	2.79	2.97	3.05
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	5,830	7,095	9,635
Households (4/1/2010)	6,525	8,109	11,026
Households (4/1/2020)	6,923	8,576	11,841
Households (1/1/2024)	7,260	9,063	12,192
Households (1/1/2029)	7,470	9,365	12,424
Percent Growth (2024/2020)	4.87	5.68	2.96
Percent Forecast (2029/2024)	2.89	3.33	1.90
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	38.6	39.7	41.8
Male	9,374	11,515	16,222
Female	9,000	11,280	15,664
Density	216.7	162.4	113.1
Urban	10,313	10,615	10,615
Rural	8,061	12,180	21,271

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# Oliver Smith Realty & Development Co.

www.oliversmithrealty.com

## Demographics

Families	5,726	7,079	9,600
Non-Family Households	1,534	1,984	2,592
Average Size of Household	2.49	2.48	2.58
Median Age of Householder	55.9	55.6	56.0
Median Value Owner Occupied (\$)	150,537	153,208	168,421
Median Rent (\$)	584	587	602
Median Vehicles Per Household	2.4	2.4	2.5
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	8,022	10,028	13,564
Housing, Owner Occupied	4,946	6,306	9,026
Housing, Renter Occupied	2,314	2,757	3,166
Housing, Vacant	762	965	1,372
POPULATION BY RACE			
White Alone	15,036	19,042	26,955
Black Alone	513	555	753
Asian Alone	168	191	220
American Indian and Alaska Native Alone	129	146	201
Other Race Alone	1,179	1,240	1,510
Two or More Races	1,349	1,621	2,247
POPULATION BY ETHNICITY			
Hispanic	1,763	1,880	2,380
White Non-Hispanic	14,336	18,307	26,015
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	529,461,117	687,466,591	913,548,950
Total Household Income (\$)	521,090,067	679,095,541	902,657,663
Median Household Income (\$)	57,290	58,359	59,162
Average Household Income (\$)	71,775	74,931	74,037
Per Capita Income (\$)	28,816	30,159	28,650
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	427,196	486,982	514,470
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	479,544.3	606,398.1	819,903.9
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	5,324	6,312	9,016
Establishments, Total (by Place of Work)	368	413	450
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	104	105	105
EASI Total Crime Index (US Avg=100; A=High)	119	119	115

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## **Disclosure**

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