



Property Description

Welcome to an exceptional investment opportunity! This prime retail building and outparcel opportunity listed for sale by David Melton and Point Commercial Real Estate, is on 4825 Dayton Blvd in the heart of Red Bank, TN and minutes from Downtown Chattanooga. Zoned for commercial use. This property is thoughtfully prepared for any commercial or retail development, and comes with essential utilities and infrastructure in place. Entrepreneurs and businesses seeking a strategic location will be impressed, as it provides a high-visibility frontage along a well-trafficked thoroughfare, offering optimal exposure to the local and passing clientele. Nestled within a thriving commercial district, this property is an ideal canvas for building a diverse range of retail ventures, embracing the city's dynamic economy and promising growth opportunities.

Property Highlights

- Property Available: 8.50 +/- Acres
- Purchase Price: \$4,500,000
- Easily accessible from Hwy. 153 and US 27
- Surrounded by Retail, Restaurants and New Residential Developments

Offering Summary

Sale Price:	\$4,500,000
Lot Size:	8.5 Acres
Building Size:	46,294 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,164	16,549	35,777
Total Population	4,841	37,868	83,521
Average HH Income	\$84,064	\$99,421	\$113,688

4825 Dayton Blvd. Red Bank, TN

4825 Dayton Boulevard Chattanooga, TN 37415



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Surrounding Area Information:

This sought-after commercial lot sits within the vibrant city of Chattanooga, TN. The surrounding area is a dynamic blend of commercial, residential, and industrial properties, ensuring a robust customer base and diverse business ecosystem. Chattanooga's picturesque landscape, adorned by the Tennessee River and surrounded by majestic mountains, creates an inviting atmosphere for residents and visitors alike. The city's accessibility is further enhanced by major transportation routes, including Interstate highways, railroads, and the nearby Chattanooga Metropolitan Airport, facilitating seamless connections on a regional and national level. As a growing economic hub, the city hosts a variety of industries, such as manufacturing, logistics, healthcare, and education, providing an ideal environment for retail enterprises to thrive. With its rich cultural heritage, vibrant arts scene, and numerous recreational activities, Chattanooga exudes a unique charm that adds to the allure of this remarkable retail opportunity.

Location Description

*** Unlock the potential of 4825 Dayton Blvd in Chattanooga, TN, a sought-after location for Land / Retail investors. Surrounded by prominent retail destinations such as Northgate Mall and Home Depot, this area is poised for commercial success. The vibrant community offers diverse dining, shopping, and entertainment options, creating a bustling environment that appeals to businesses and patrons. With convenient access to major transportation routes and a robust local economy, this location presents a promising opportunity for investors looking to capitalize on Chattanooga's dynamic market. Explore the possibilities at 4825 Dayton Blvd. and be part of this thriving commercial landscape.

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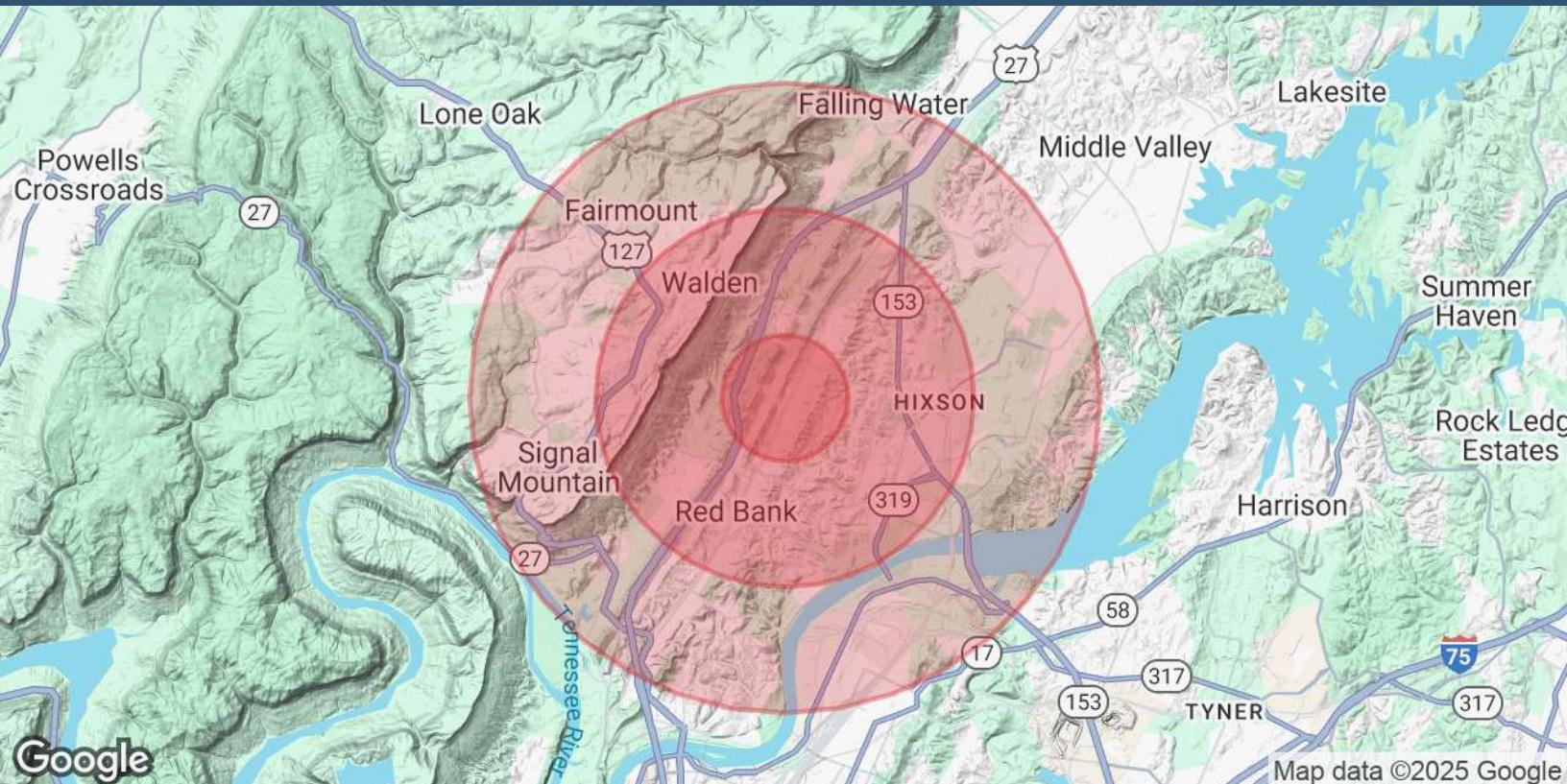


David Melton

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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,841	37,868	83,521
Average Age	43	41	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,164	16,549	35,777
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$84,064	\$99,421	\$113,688
Average House Value	\$275,446	\$326,881	\$403,679

Demographics data derived from AlphaMap

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