

# For Lease



**Retail Space • 1,600 SF**

9332 Dayton Pike • Soddy-Daisy, TN 37379





## PROPERTY HIGHLIGHTS

**Walmart Shadow Anchored** | Strong national co-tenancy draws ±1.7M annual visits

**High Traffic Exposure** | Dayton Pike (TN-29) serves as main commercial corridor with ±15,000 VPD

**Built-In Customer Base** | Immediate adjacency to Tall Pines Estates Community





**Convenient Access** | Strong visibility and easy connectivity to U.S. Hwy 27

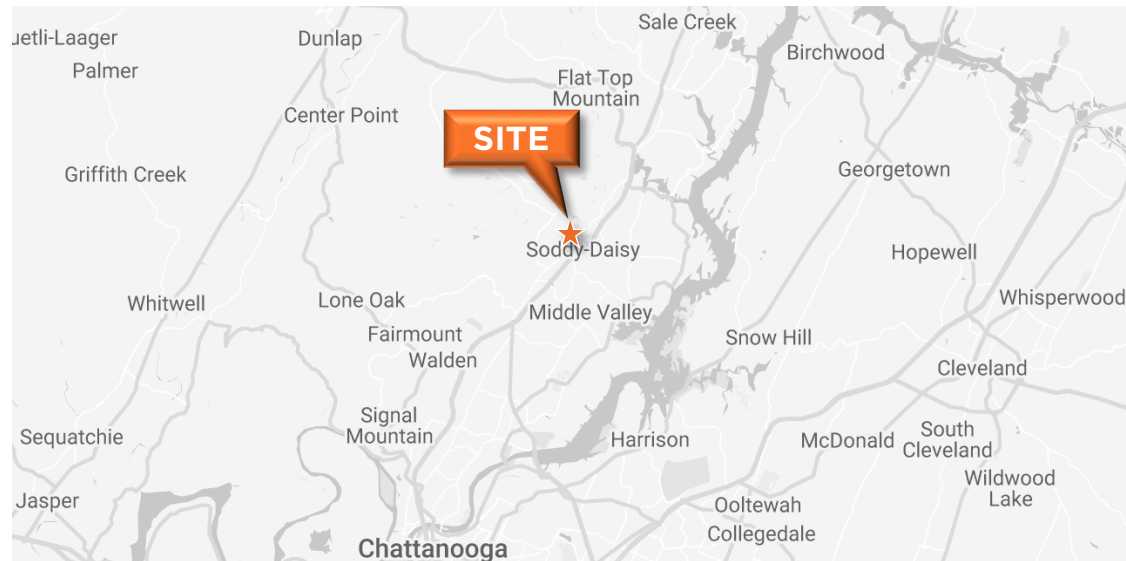
**Growing Trade Area** | 20 minutes north of Downtown Chattanooga | Expanding MSA with strong household incomes

## FOR LEASE

|                        |               |
|------------------------|---------------|
| <b>Available Space</b> | Suite 180     |
| <b>Suite Size</b>      | 1,600 SF      |
| <b>Rental Rate</b>     | \$20-\$22 PSF |
| <b>Lease Type</b>      | NNN           |

## DEMOGRAPHICS

|                 |  TOTAL POPULATION |  MEDIAN AGE |  AVG HH INCOME |  MEDIAN HOME |
|-----------------|--|--|---|---|
| <b>3-Miles</b>  | 16,163   | 43.1   | \$86,663  | \$223,353   |
| <b>5-Miles</b>  | 40,180   | 43.6   | \$99,526  | \$254,817   |
| <b>10-Miles</b> | 126,770  | 43.4   | \$98,621  | \$260,586   |







**EXCLUSIVELY LISTED BY:**

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