



DAYTON PIKE PORTFOLIO | EXISTING RETAIL WITH EXPANSION POTENTIAL

9814-9826 Dayton Pike | Soddy-Daisy, TN 37379



SVN | Second Story Real Estate Management

Nick Petras
Office: (423) 682-8241
Cell: (205) 527-3500
nick.petras@svn.com

SALE HIGHLIGHTS

Offering Price: \$1,025,000
Total Building Size: 6,444 SF
Lot Size: 1.22 AC

LISTING HIGHLIGHTS

- **In-Place Income (10-Year Lease):** Wimpie's Restaurant (3,188 SF) secured on a long-term lease, providing stable cash flow
- **High Traffic Visibility:** Dayton Pike is a major roadway through Soddy-Daisy
- **Three Buildings:** Building 1: 1,960 SF / Building 2: 1,296 SF / Building 3: 3,188 SF (Wimpie's Restaurant)
- **Growing Community:** Situated in the expanding town of Soddy Daisy
- **City Utilities:** Full access to city water, sewer, and other utilities.
- **Versatile Usage:** Ideal for various business types, including retail outlets, office spaces, service centers, or studios/workshops.
- **Growth Potential:** excellent opportunity to establish or expand your business in a thriving and strategic location.

PROPERTY DESCRIPTION

Strategically positioned along the primary commercial corridor of Soddy-Daisy, Tennessee, this 1.22 AC three-parcel assembly offers a rare combination of immediate cash flow and long-term redevelopment potential. Located at a high-visibility corner with expansive frontage on Dayton Pike, the property serves as a gateway location within the rapidly growing Chattanooga MSA.



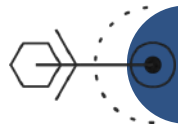
SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com



PROPERTY PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



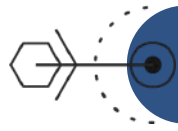
SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com



PROPERTY PHOTOS

SVN | SECOND STORY REAL ESTATE MANAGEMENT



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population	2,048	15,484	36,640
2024 Population	2,164	16,226	38,393
2029 Projected Population	2,275	17,029	40,297
Median Age	44.8	43.5	43.7

HOUSEHOLD CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
2020 Households	871	6,154	14,309
2024 Households	922	6,451	14,997
2029 Household Projection	971	6,782	15,766

INCOME CHARACTERISTICS

	1 MILE	3 MILES	5 MILES
Average Household Income 2020	\$72,979	\$80,508	\$92,151
Average Household Income 2024	\$89,614	\$96,439	\$106,554
Projected Average Household Income 2029	\$93,026	\$98,916	\$108,408



SVN | Second Story Real Estate Management

Nick Petras

Office: (423) 682-8241

Cell: (205) 527-3500

nick.petras@svn.com



THE SVN DIFFERENCE

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.






BROKER

With over three years of experience specializing in leasing real estate and graduating from UAB with a degree in Marketing, Nick prides himself on always putting his clients' needs first, whether you're searching for office space, retail space, or investment opportunities, he believes in building lasting relationships with people and understanding their needs. Before joining SVN, Nick gained valuable experience selling real estate in Alabama. Nick serving Tennessee as his primary market, his roots in Alabama allow him to have an expanded market reach along with diversified business opportunities.



Nick Petras
Commercial Advisor

-  (205) 527-3500
-  nick.petras@svn.com
-  [secondstory.properties](https://www.secondstory.properties)



NICK PETRAS
205-527-3500
NICK.PETRAS@SVN.COM

800 MARKET ST STE 207, CHATTANOOGA, TN 37402
[WWW.SECONDSTORY.PROPERTIES](https://www.secondstory.properties)
[423-682-8241](tel:4236828241)