

# 3395 RHEA COUNTY HIGHWAY

DAYTON, TN 37321



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Introducing a prime leasing opportunity at 3395 Rhea County HWY, Dayton, TN that boasts over 20k vehicles per day.

This property is a top choice for retail or restaurant tenants seeking an excellent location in this local market. With a vibrant community, national coffee chain Dutch Bros committed as an anchor tenant, a high-traffic area, and ample parking, this property presents an unbeatable opportunity for businesses looking to make a mark in Dayton.

### PROPERTY HIGHLIGHTS

- Prime location on HWY 27 with high visibility and 20k VPD
- Big box national retailers nearby include Walmart and Lowe's
- National coffee chain Dutch Bros committed as anchor tenant
- Versatile space suitable for both restaurants and retail
- Ample parking for customers and employees

### OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Lease Rate:      | Contact Broker for Pricing |
| Number of Units: | 2                          |
| Available SF:    | 2,225 - 3,645 SF           |
| Building Size:   | 5,870 SF                   |

| DEMOGRAPHICS      | 3 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 3,542    | 6,152    | 12,409   |
| Total Population  | 8,985    | 15,778   | 32,060   |
| Average HH Income | \$60,691 | \$62,586 | \$66,893 |

### TRAFFIC COUNTS

20,000+ Vehicles Per Day

| POPULATION GROWTH | 3 MILES | 5 MILES | 10 MILES |
|-------------------|---------|---------|----------|
| 2024-2029         | .80%    | .91%    | 1.22%    |



**Mike Kohne**

Regional Director

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ADDITIONAL PHOTOS



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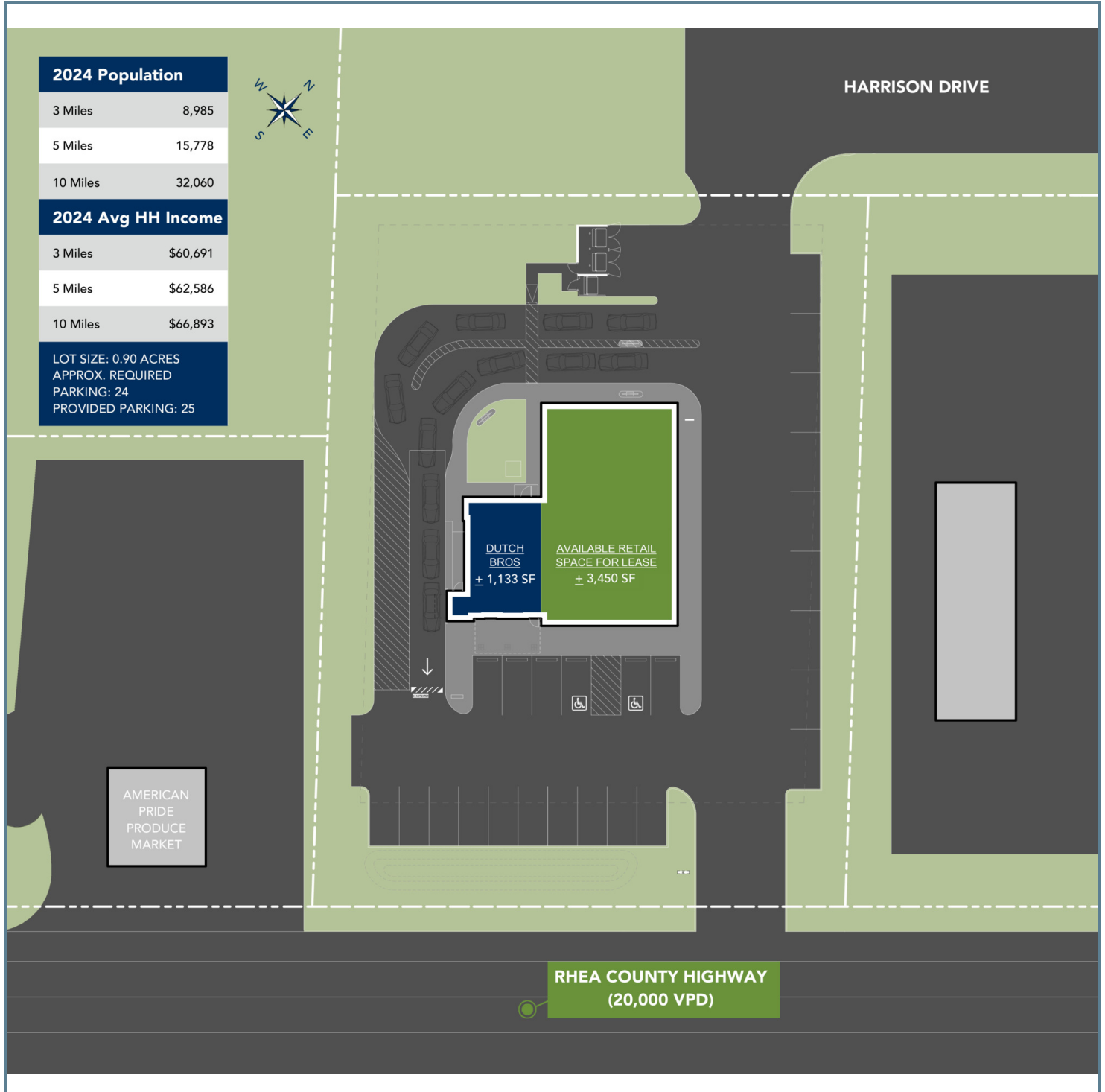
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## SITE PLAN



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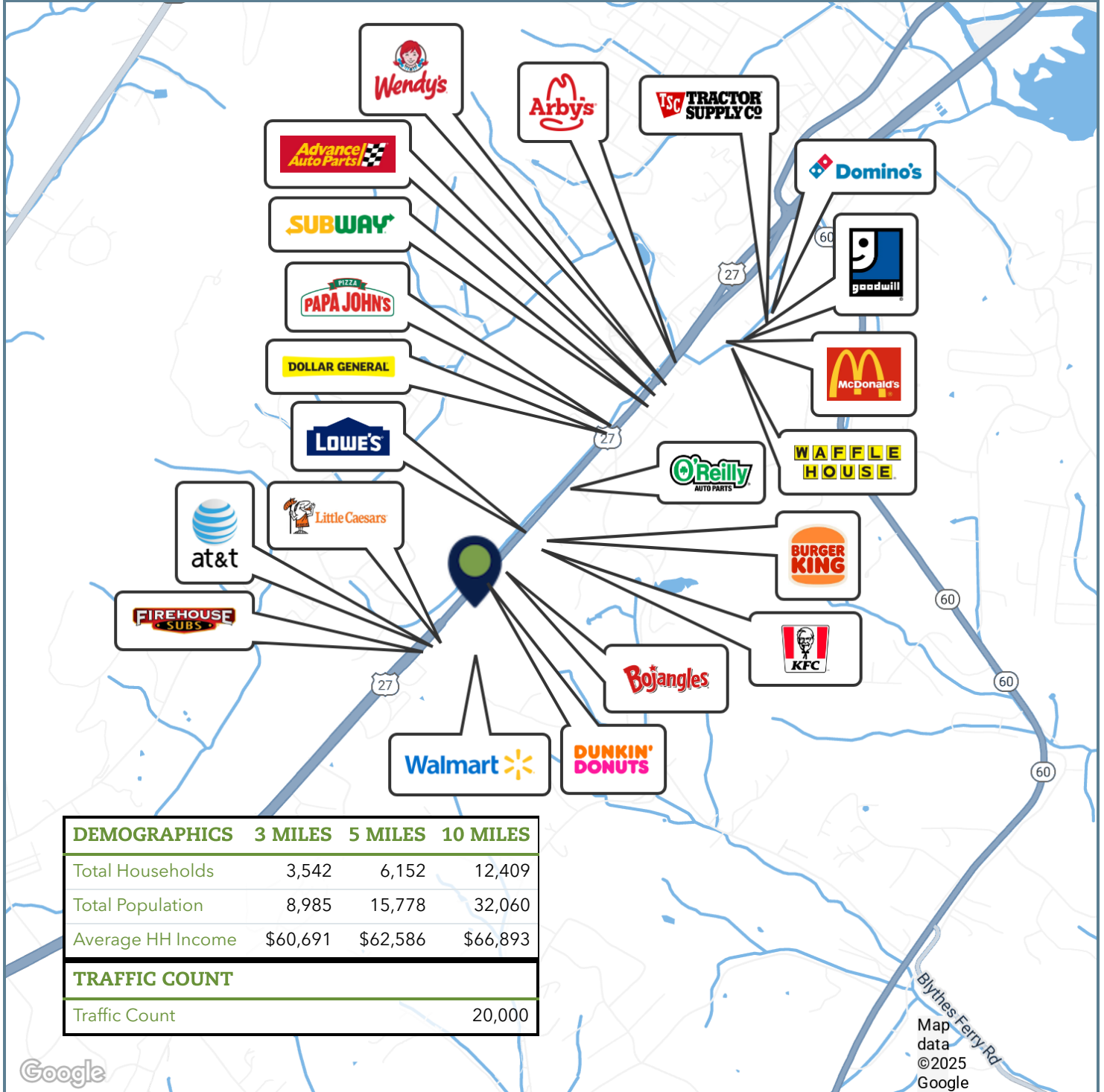
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## RETAILER MAP



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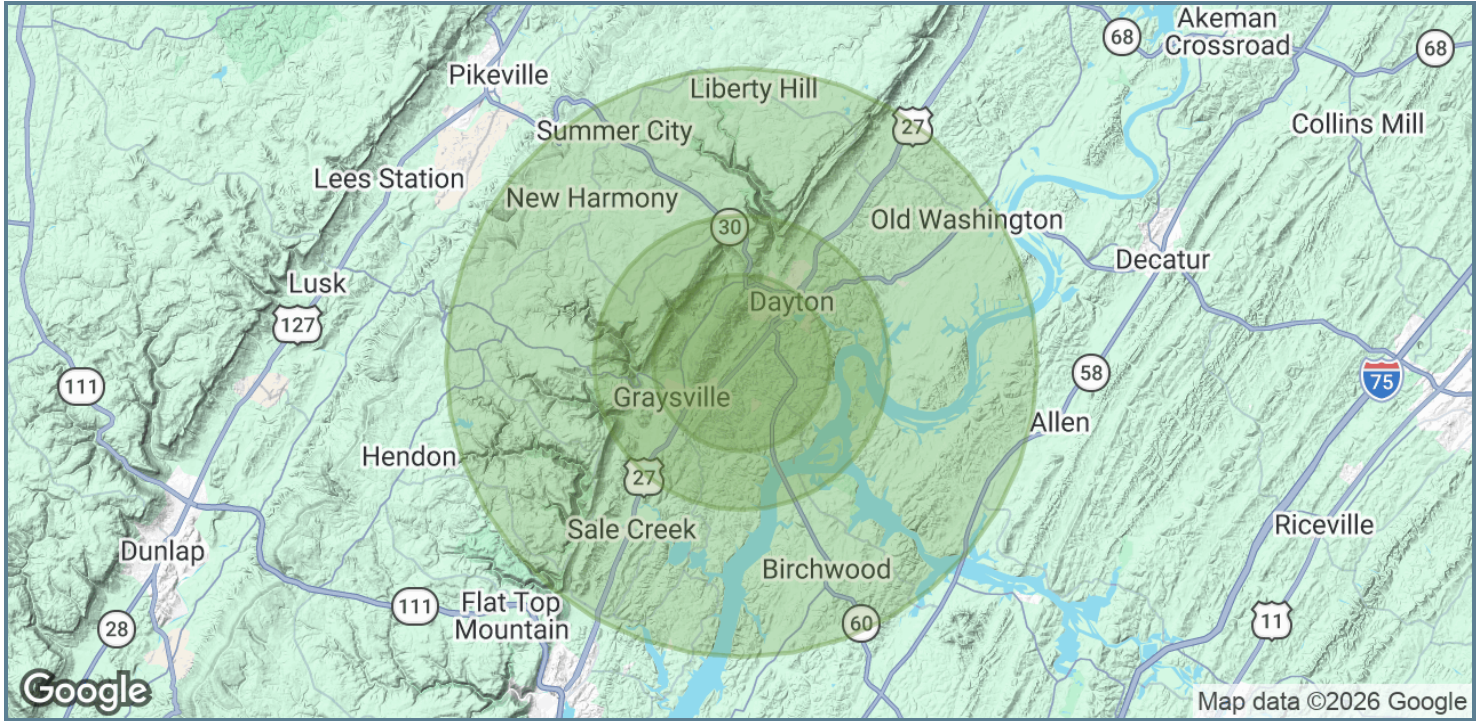
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## DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>    | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|----------------|----------------|-----------------|
| Total Population     | 8,985          | 15,778         | 32,060          |
| Average Age          | 40             | 41             | 42              |
| Average Age (Male)   | 39             | 39             | 41              |
| Average Age (Female) | 42             | 42             | 43              |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| Total Households               | 3,542          | 6,152          | 12,409          |
| # of Persons per HH            | 2.5            | 2.5            | 2.6             |
| Average HH Income              | \$60,691       | \$62,586       | \$66,893        |
| Average House Value            | \$181,183      | \$201,465      | \$250,359       |

| <b>TRAFFIC COUNTS</b> |            |
|-----------------------|------------|
| Vehicles Per Day      | 20,000/day |



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# SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.

# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

