



GOLDMAN
PARTNERS REALTY
APARTMENT & INVESTMENT BROKERAGE



FOR SALE

HWY 27/RHEA COUNTY HWY 3.68 ACRES COMMERCIAL LAND

2700 RHEA COUNTY HWY, DAYTON, TN 37321

STEVE GOLDMAN

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GOLDMAN PARTNERS REALTY, LLC

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Goldman Partners Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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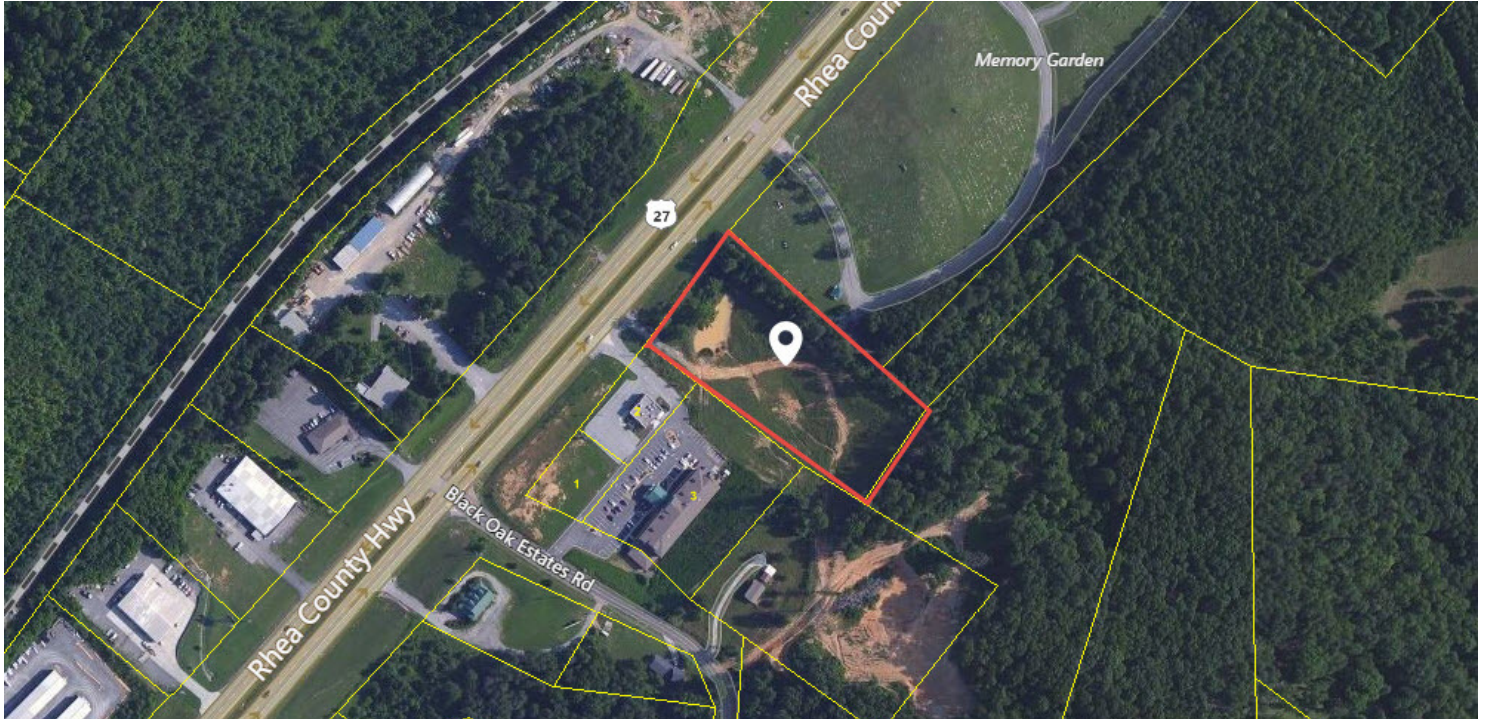
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$569,000

Price / Acre: \$154,620

Lot Size: 3.68 Acres

Zoning: C-2

Frontage: 300' on Rhea County Hwy

Market: Dayton

Traffic Count: 19,638

PROPERTY OVERVIEW

Great opportunity to own property on highly traveled Hwy 27. Parcel is located next to Yamato Japanese Steakhouse and Holiday Inn Express.

Possible uses include retail, office, restaurant, etc. 300' of frontage on Rhea County Hwy. Property is within city limits of Dayton.

LOCATION OVERVIEW

Located on US Hwy 27 past Walmart.

C-2 Zoning: General Commercial District: Medium density commercial center, allows restaurants, gas stations, wholesale and storage businesses, and others.



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PARCEL MAP



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RETAILER MAP



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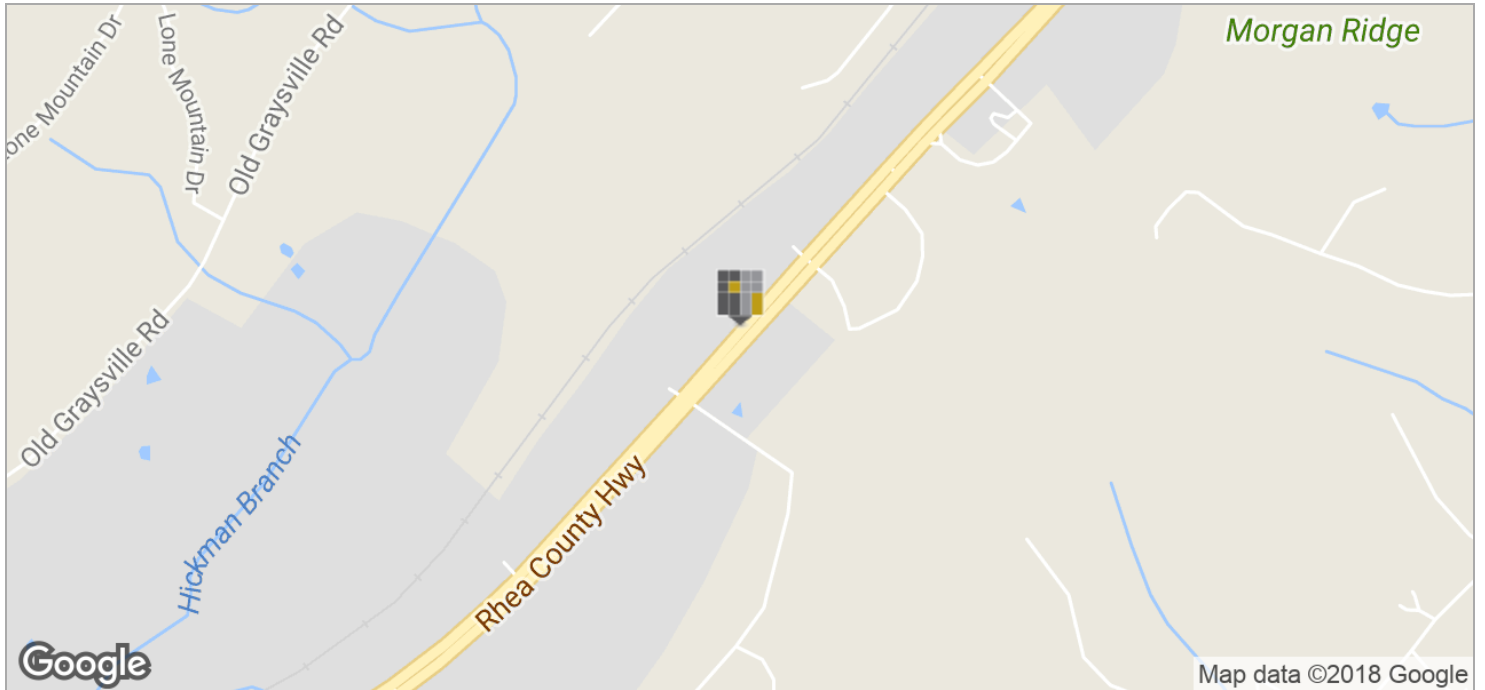
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LOCATION MAPS



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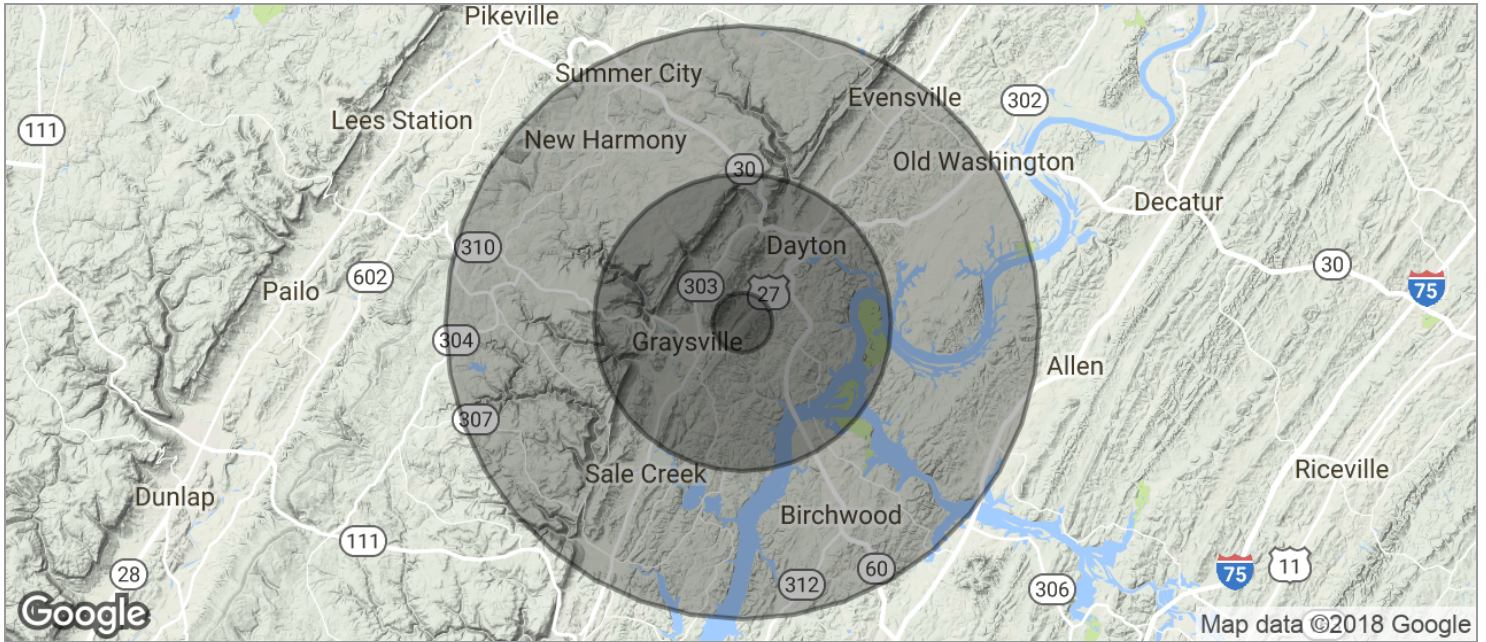
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	662	14,665	33,033
MEDIAN AGE	32.2	34.3	36.2
MEDIAN AGE (MALE)	31.8	34.8	35.9
MEDIAN AGE (FEMALE)	32.1	33.4	36.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	228	5,144	11,842
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$39,564	\$46,945	\$47,993
AVERAGE HOUSE VALUE	\$121,298	\$144,501	\$145,500

* Demographic data derived from 2010 US Census



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