# DAYTON STATION

US HIGHWAY 27 & DAYCO DRIVE · DAYTON, TN 37321 · RHEA COUNTY, TENNESSEE




RHEA COUNTY HIGHWAY CORRIDOR · DAYTON, TN

4 ACRES · 0.74 & 0.63 ACRE OUTPARCELS AVAILABLE

35 MILES NORTH OF CHATTANOOGA



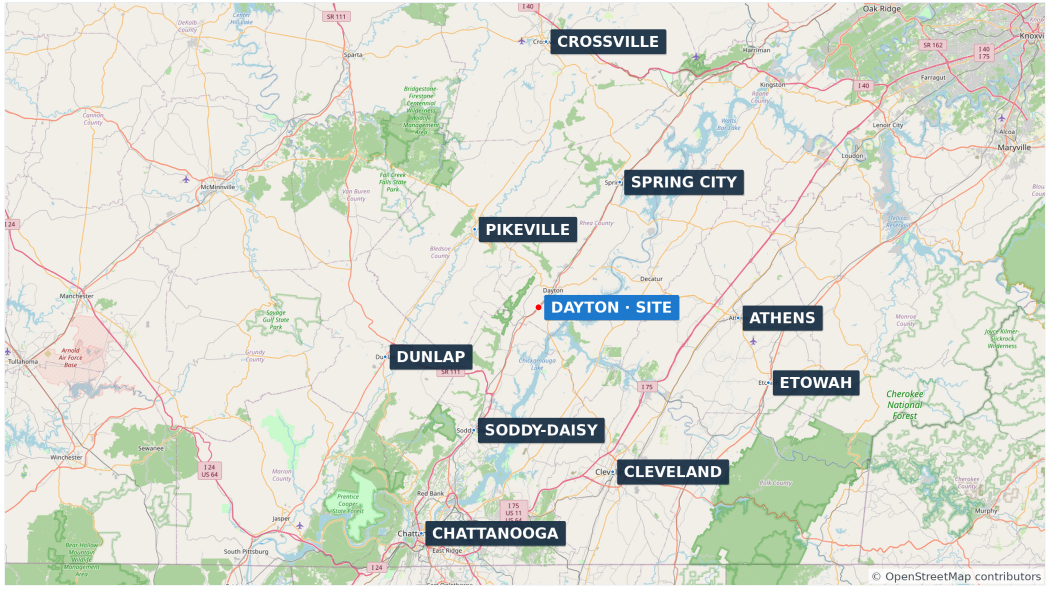

| PARCEL | TENANT NAME | SIZE |
|---|---|---|
| Parcel 1 | ORNL Federal Credit Union | 0.91 Acres |
| Parcel 2 | Available | 0.70 Acres |
| Parcel 3 | Available | 0.71 Acres |
| Parcel 4 | Valvoline | 0.73 Acres |
| Parcel 5 | Long John Silver's | 0.71 Acres |

Parcels 2 and 3 combine into a single 1.41 acre pad opportunity and may be leased together or subdivided.

## DEMOGRAPHICS REPORT

10, 12 and 15 minute drive times · 10 mile radius

| METRIC | 10 MIN | 12 MIN | 15 MIN | 10 MILE |
|---|---|---|---|---|
| Population · 2026 | 8,804 | 9,825 | 12,313 | 33,080 |
| Projected Population · 2031 | 9,194 | 10,257 | 12,883 | 34,967 |
| **Annual Growth · 2020 to 2026** | **0.56%** | **0.60%** | **0.78%** | **1.15%** |
| Households · 2026 | 3,498 | 3,894 | 4,853 | 12,970 |
| Average Household Income | $83,609 | $82,774 | $85,741 | $88,617 |




Dayton sits 35 miles north of Chattanooga on US Highway 27, with Cleveland, Athens and the I-75 corridor to the east.

Source: Complete Profile, 2010 to 2020 Census with 2026 estimates and 2031 projections, Applied Geographic Solutions, calculated using weighted block centroid from block groups. Figures are estimates and are provided without representation or warranty.

WALMART VISITS & RANKING

**2,710,516**
VISITS / YR

**48 / 136** RANKED IN TN

More visits than 88 of the 136 Walmart locations statewide.

## CONTACT

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The corridor is anchored by Walmart and Lowe's, with Food City, Dunkin', Verizon and a deep roster of national restaurant and service brands alongside. Food City recently completed a $16 million, 55,000 square foot store, and Dutch Bros and Mattress Firm are coming soon.