

Space Available!

# Rhea Towne Place

Community Shopping Center | Dayton, Tennessee



## Location

200 Able Drive; Dayton, TN 37321

## Property Highlights

- Well located in the retail hub of Rhea County at the intersection of Hwy. 27 and Hwy. 60.
- 5 miles from Rarity Rivers, a new 600 family community on Chickamauga Lake.
- Tremendous visibility and access to this growing market!
- TVA (Tennessee Valley Authority) Plant bringing new jobs to the Dayton area!

## Demographics

|                                   | 10 miles | 15 miles | 20 miles |
|-----------------------------------|----------|----------|----------|
| <b>Population:</b>                | 27,799   | 49,897   | 103,916  |
| <b>Daytime Employees:</b>         | 9,701    | 12,302   | 23,452   |
| <b>Average HH Income:</b>         | \$44,580 | \$44,511 | \$49,801 |
| <b>Retail Sales (in millions)</b> | \$185    | \$348    | \$764    |

## Traffic Count

| Location         | Average Daily Traffic |
|------------------|-----------------------|
| Hwy 27 at Hwy 60 | 26,178                |
| SW of Able Drive | 21,950                |

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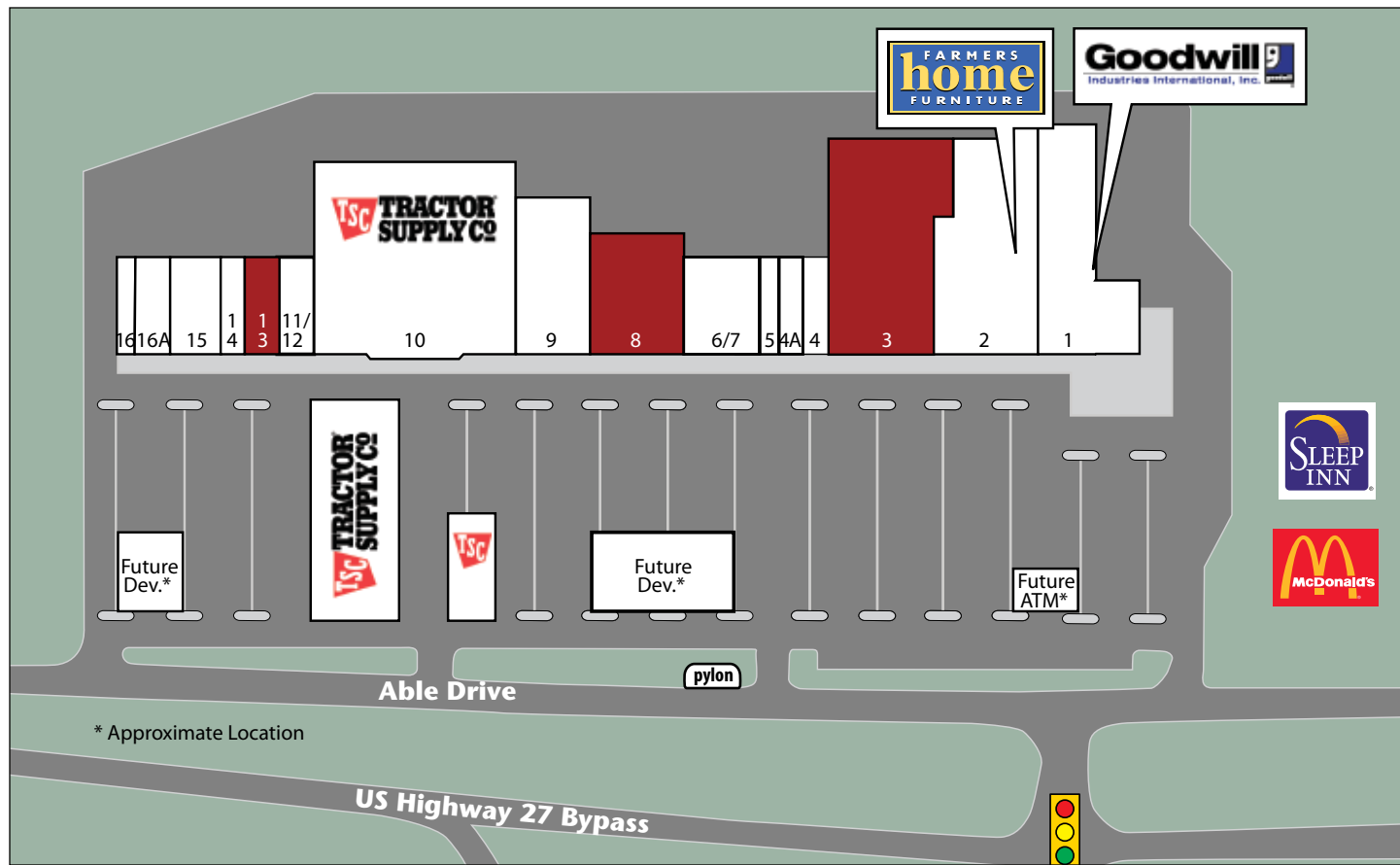
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| Space | Tenant                     | SF      |
|-------|----------------------------|---------|
| 1     | Goodwill                   | 13,194  |
| 2     | Farmer Home Furniture      | 15,000  |
| 3     | Available                  | 16,558  |
| 4     | Citizen Savings & Loan     | 1,520   |
| 4A    | World Finance              | 2,080   |
| 5     | Sweet Berry Yogurt         | 1,200   |
| 6/7   | Gondolier Pizza            | 5,200   |
| 8     | Available                  | 8,050   |
| 9     | Workout Anytime            | 8,450   |
| 10    | Tractor Supply             | 27,200  |
| 11/12 | Asian Restaurant           | 1,200   |
| 13    | Available                  | 2,400   |
| 14    | Security Finance           | 1,600   |
| 15    | Tiger Rock Martial Arts    | 3,600   |
| 16    | Unique Hair                | 2,000   |
| 16A   | Regional Finance Co. of TN | 1,600   |
|       | GLA:                       | 112,052 |



Leasing Info:

**Steve Patrick**  
 VP Leasing &  
 Property Management  
 Cell: 404.358.2888  
[steve@blueridgecapital.com](mailto:steve@blueridgecapital.com)

