

FOR SALE

NEC of Dayton Pike & Daugherty Ferry Road
Sale Creek, TN 37373



PROPERTY HIGHLIGHTS

Approximately 1 acre of vacant land located at the hard NEC of Dayton Pike & Daugherty Ferry Rd., in Sale Creek. This property is situated between Soddy Daisy & Dayton, TN providing excellent traffic counts (12,950 - AADT), great visibility and easy access off of Dayton Pike or Daugherty Ferry Rd.

BUILDING SF	N/A
LAND SF	43,560
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	12,950

SIGNAGE TYPE	N/A
1-MILE (POP.)	772
3-MILE (POP.)	2,367
MED. INCOME	\$50,072
SPACE USE	TBD



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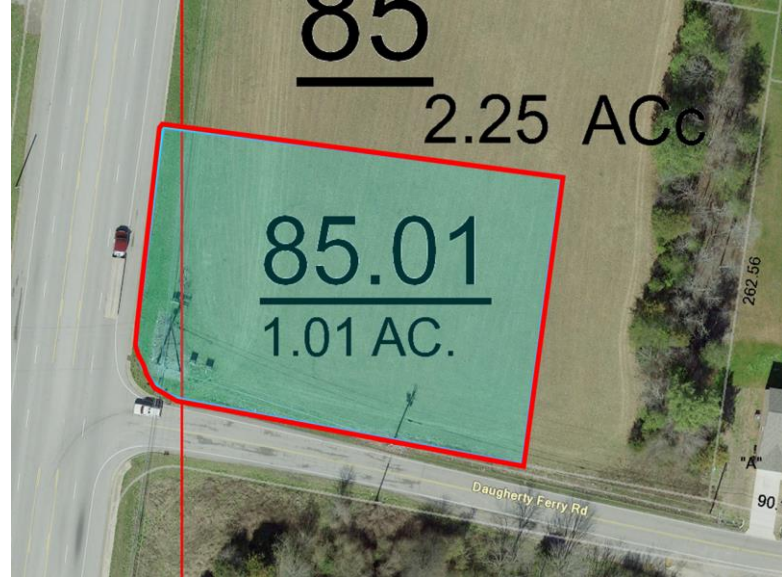
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MARKET OVERVIEW

Property sits at the NEC of Daugherty Ferry Rd., and US 27. US 27 is the main corridor that leads from Soddy Daisy, TN to Dayton, TN creating a highly travelled and visible site for a wide range of uses. Surrounding uses include automotive repair uses, local middle and high schools, antique stores and animal feed store.

LEGAL INFORMATION

TAX PARCEL ID	015-85.01
2024 RE TAXES	\$1,824.74
ZONING	M-2



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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