

FOR SALE



Industrial Flex Space/Retail (Over 27,000 SF) on Corner Lot

1899 Dayton Blvd
Chattanooga, TN 37405

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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 eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Unveiling an unparalleled opportunity for Industrial Flex/Retail investor or owner user, this impressive property offers 27,816 SF of total space split between newer offices, open work spaces, and warehouse spaces. This can be converted to multiple separated units. This prime facility is strategically located in the coveted Chattanooga area and is zoned C-2. With a generous footprint, versatile layout, and a location primed for industrial or retail, this property presents an ideal canvas for prospective investors seeking a solid foothold in the thriving Chattanooga market. Property is an a corner lot with great visibility. Don't miss the chance to invest in this remarkable property at the heart of a dynamic industrial landscape.

PROPERTY HIGHLIGHTS

- - 27,816 SF building with offices, open work spaces, and warehouse space
- - Renovated in 2011
- - Zoned C-2
- - Located in Chattanooga area

OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	1
Lot Size:	101,861 SF
Building Size:	27,816 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	302	1,097	2,851
Total Population	543	2,036	5,650
Average HH Income	\$71,668	\$80,021	\$86,265

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Property Description

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LOCATION DESCRIPTION

Strategically positioned on Dayton Boulevard, this property offers excellent connectivity to Chattanooga's major transportation arteries. Dayton Boulevard serves as a major commercial thoroughfare connecting to Highway 27 just 0.5 miles away, offering seamless access to regional markets. Located approximately 3-4 miles from the I-75/I-24 interchange, providing direct access to both interstate corridors. The property sits roughly 8-10 miles northwest of downtown Chattanooga's central business district and approximately 6-7 miles from the Northshore business corridor. The location benefits from high visibility and traffic counts while maintaining proximity to both industrial zones and retail centers throughout the greater Chattanooga metropolitan area.

CONSTRUCTION DESCRIPTION

Brick, cinderblock, metal frame

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Complete Highlights

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PROPERTY HIGHLIGHTS

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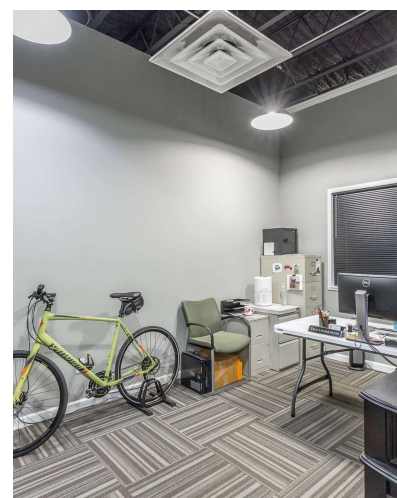
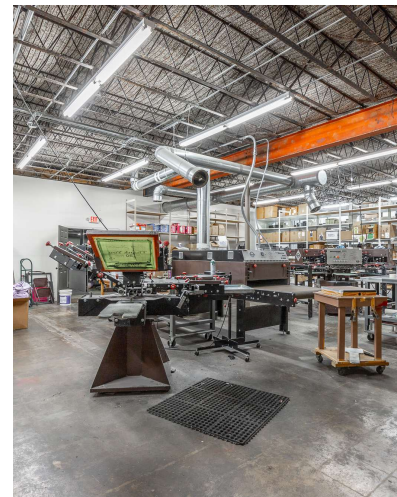
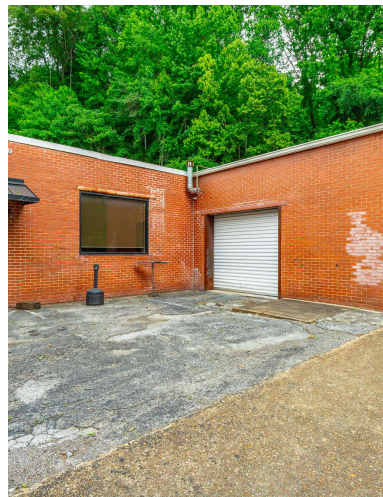
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Additional Photos

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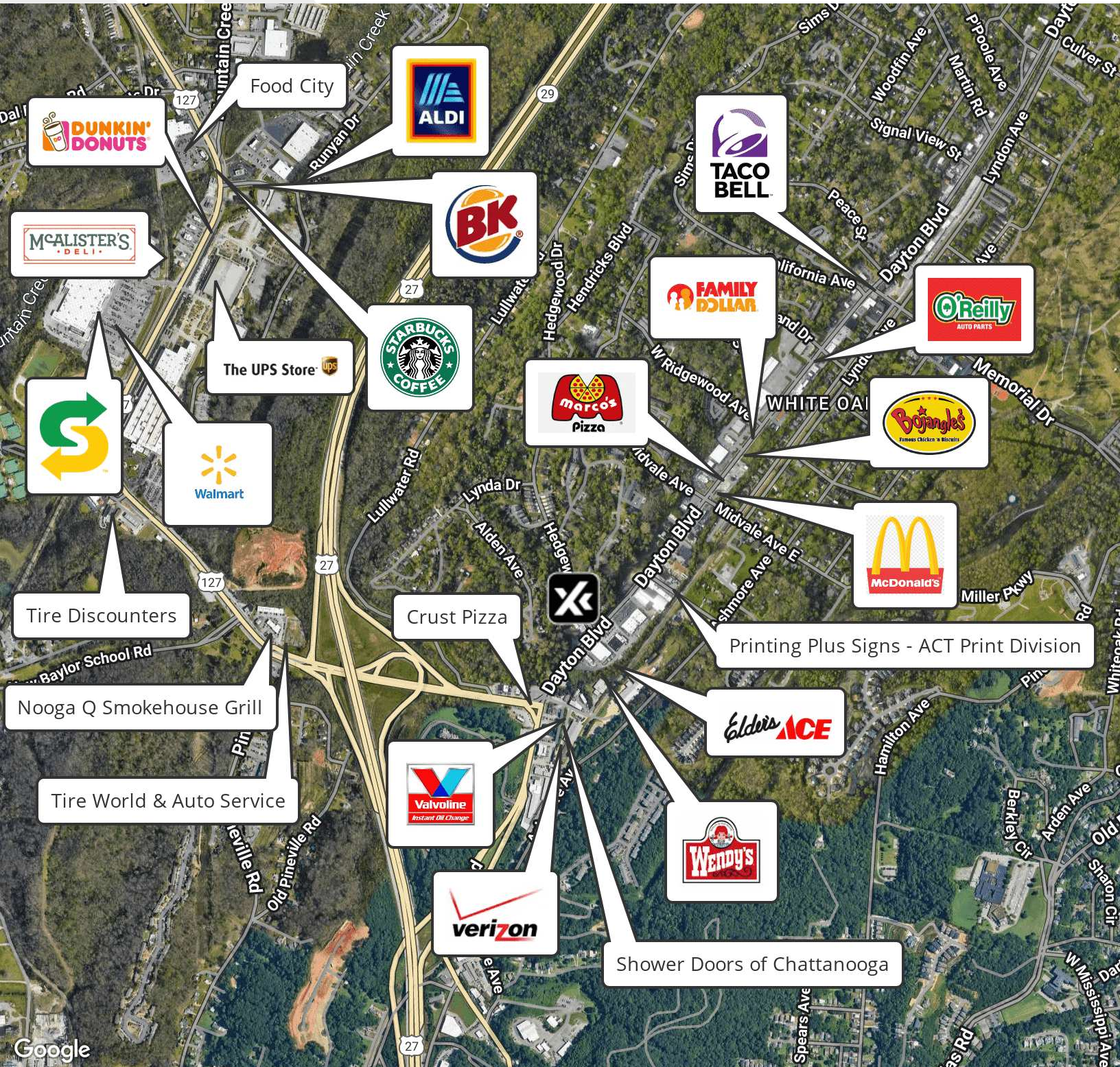
Section 2

Location Information



Retailer Map

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Regional Map

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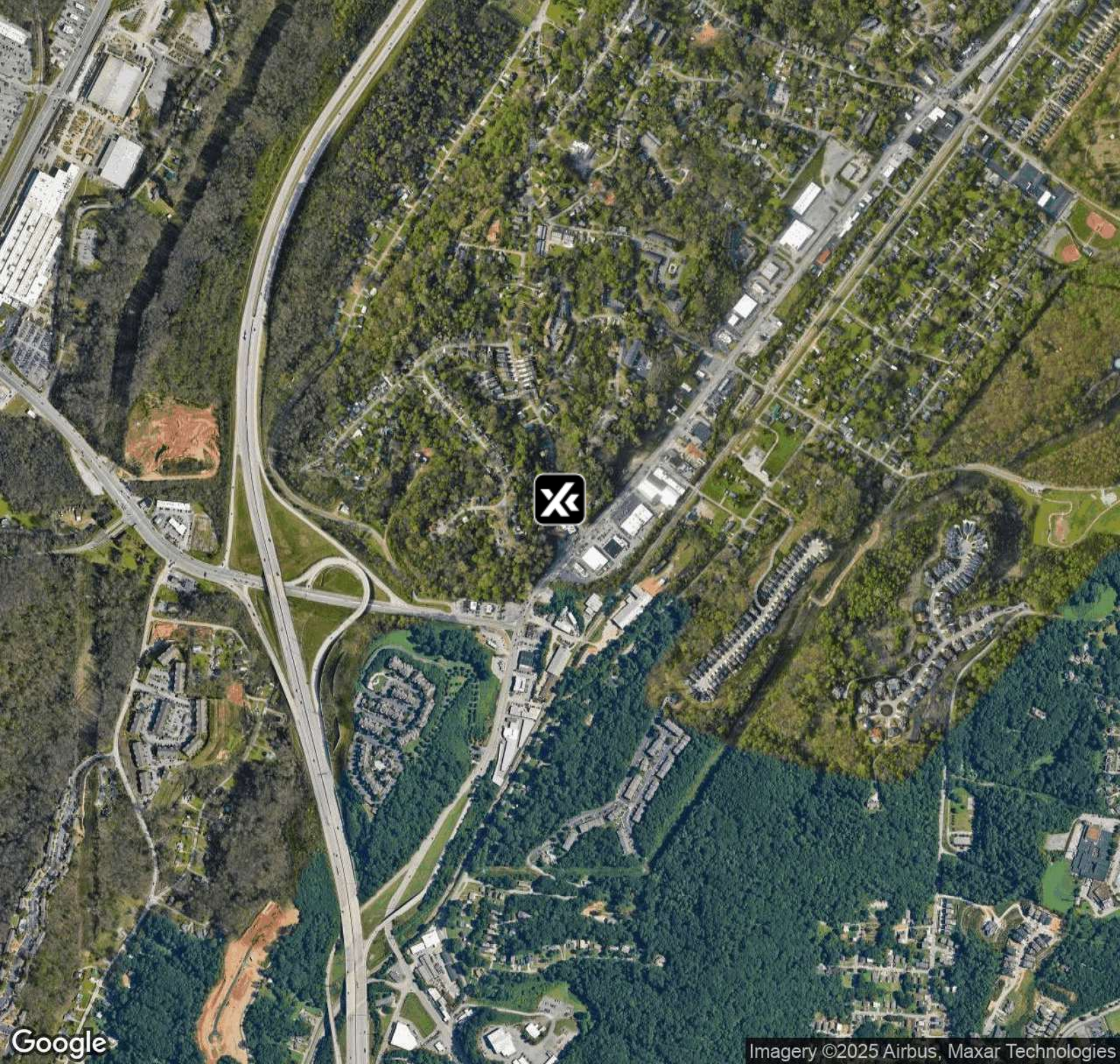
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Aerial Map

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Google

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Section 3

Sale Comparables



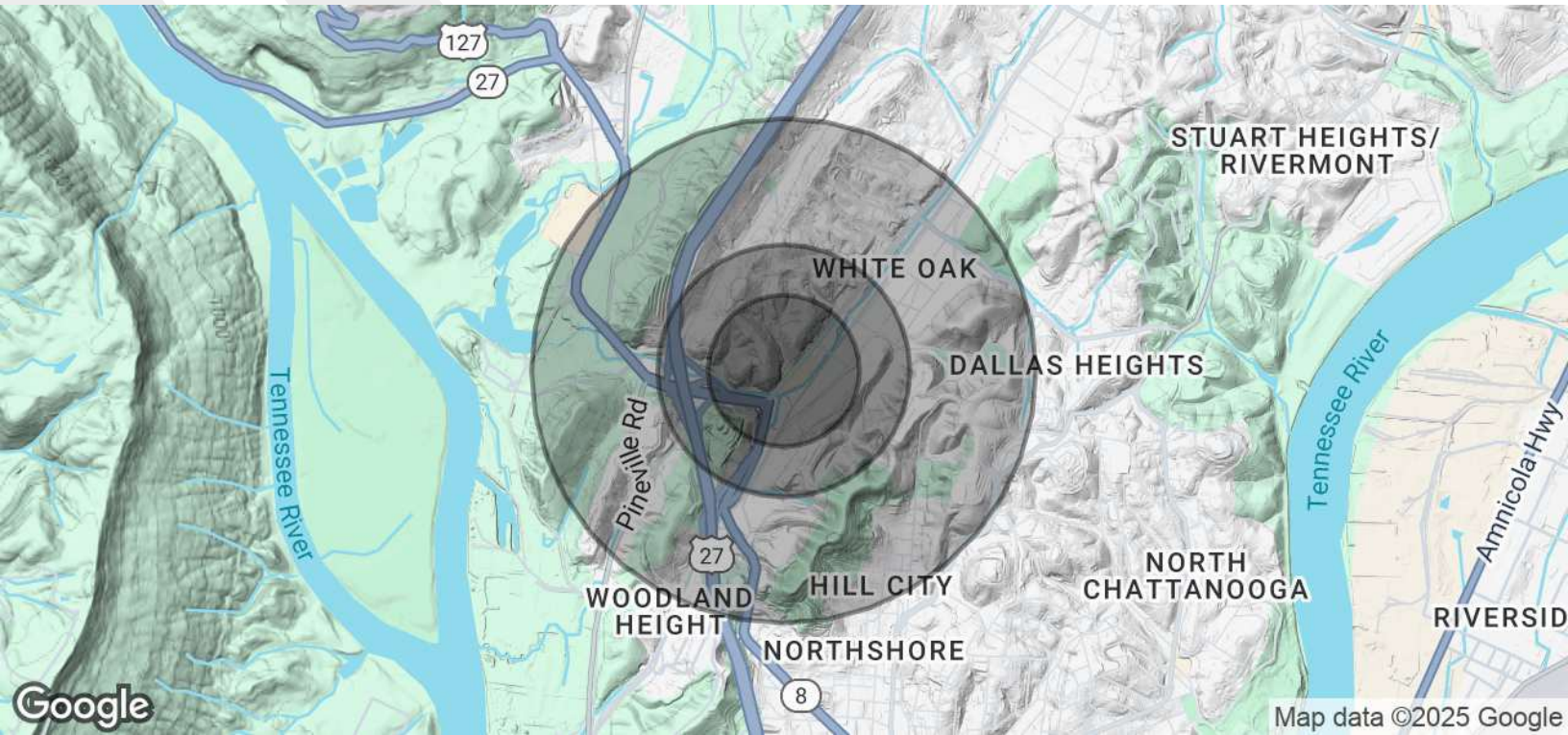
Section 4

Demographics



Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	543	2,036	5,650
Average Age	38	38	38
Average Age (Male)	39	38	38
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	302	1,097	2,851
# of Persons per HH	1.8	1.9	2
Average HH Income	\$71,668	\$80,021	\$86,265
Average House Value	\$300,511	\$353,159	\$383,195

Demographics data derived from AlphaMap

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Section 5

Advisor Bios



Advisor Bio

FOR SALE



JUSTIN EVINGER

Advisor

justin.evinger@expcommercial.com

Direct: **423.999.7185**

TN #371068 // GA #431141

PROFESSIONAL BACKGROUND

Justin Evinger has spent 24 years entrenched in commercial and industrial construction. With a background as an industrial superintendent and labor foreman, he brings a wealth of hands-on commercial real estate expertise. His acute eye for opportunities allows him to identify ideal fits for startups, expanding corporations, and strategic commercial acquisitions. Justin is a real estate investor himself and actively owns and manages several properties in the Chattanooga area which grants him an intimate understanding of local investor needs. Justin is also a business owner, having owned and operated a successful local sign shop for the past decade. He has developed valuable relationships with local business owners and investors in the process.

Residing and working in Chattanooga for many years, Justin possesses an intimate understanding of the city's pulse, growth trajectory, and untapped potential. His global outlook enables him to envision trends that shape the future of real estate in Chattanooga. Justin's commitment lies in prioritizing his clients' goals, providing expert negotiations, in-depth market analyses, and strategic counsel to guide them through their real estate journey. Justin leads a fulfilling life centered around his family and community. With a loving wife by his side and four vibrant children, his days are a beautiful chaos of joy and responsibility.

He actively engages in the community, offering his time and dedication to various volunteer initiatives. Justin channels his position for sports into coaching middle school baseball, nurturing young talent and instilling in the values of teamwork and perseverance. His life is a blend of familial devotion, and a commitment to shaping the next generation through his coaching endeavors.

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Advisor Bio

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VU NGUYEN

Advisor

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PROFESSIONAL BACKGROUND

Vu Nguyen is a dedicated Commercial Advisor specializing in multifamily, hospitality, industrial, and retail properties across the Southeast United States. Since relocating to Chattanooga, Tennessee from California in 2021, Vu has established himself as a dynamic force in commercial real estate, combining his investment experience with a client-first approach. Working alongside his business partner Justin Evinger, who brings over 24 years of expertise in commercial and residential construction, Vu offers clients a comprehensive understanding of property development and investment potential. This powerful partnership enables them to provide unique insights into property conditions, development opportunities, and long-term value creation.

Vu's diverse experience includes:

- Land acquisition for development projects
- Multifamily property transactions
- Hotel and motel investments
- Industrial property solutions
- Office and retail leasing
- Religious facility transactions

As an active member of his local BNI chapter, Vu maintains strong connections within the business community, allowing him to access off-market opportunities and provide enhanced value to his clients. His organized approach and unwavering commitment to placing clients' needs first have resulted in successful closings across multiple asset classes.

EDUCATION

- *UCLA - Bachelor's degree in Biology
- *Western University of Health Sciences - Doctorate in Physical Therapy
- *Affiliate broker licenses in TN and GA

MEMBERSHIPS

- *Member of the CCIM East Tennessee Chapter
- *BNI (Business Networking International)

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