

PROPERTY SALE

PRIME COMMERCIAL
REALTY, LLC

CALL NOW 615-618-1172
wmiller@wwmiller.com



1996 Almaville Rd
Signalized
1.94 Acre Plot

1996 Almaville Road Smyrna, TN 37167

+/- 21k VPD Traffic

New Signalized Intersection

1.94 Acre Lot Able to Subdivide

2 Minutes from Interstate 24

'Close to Home' Location

High Value Neighboring Tenants



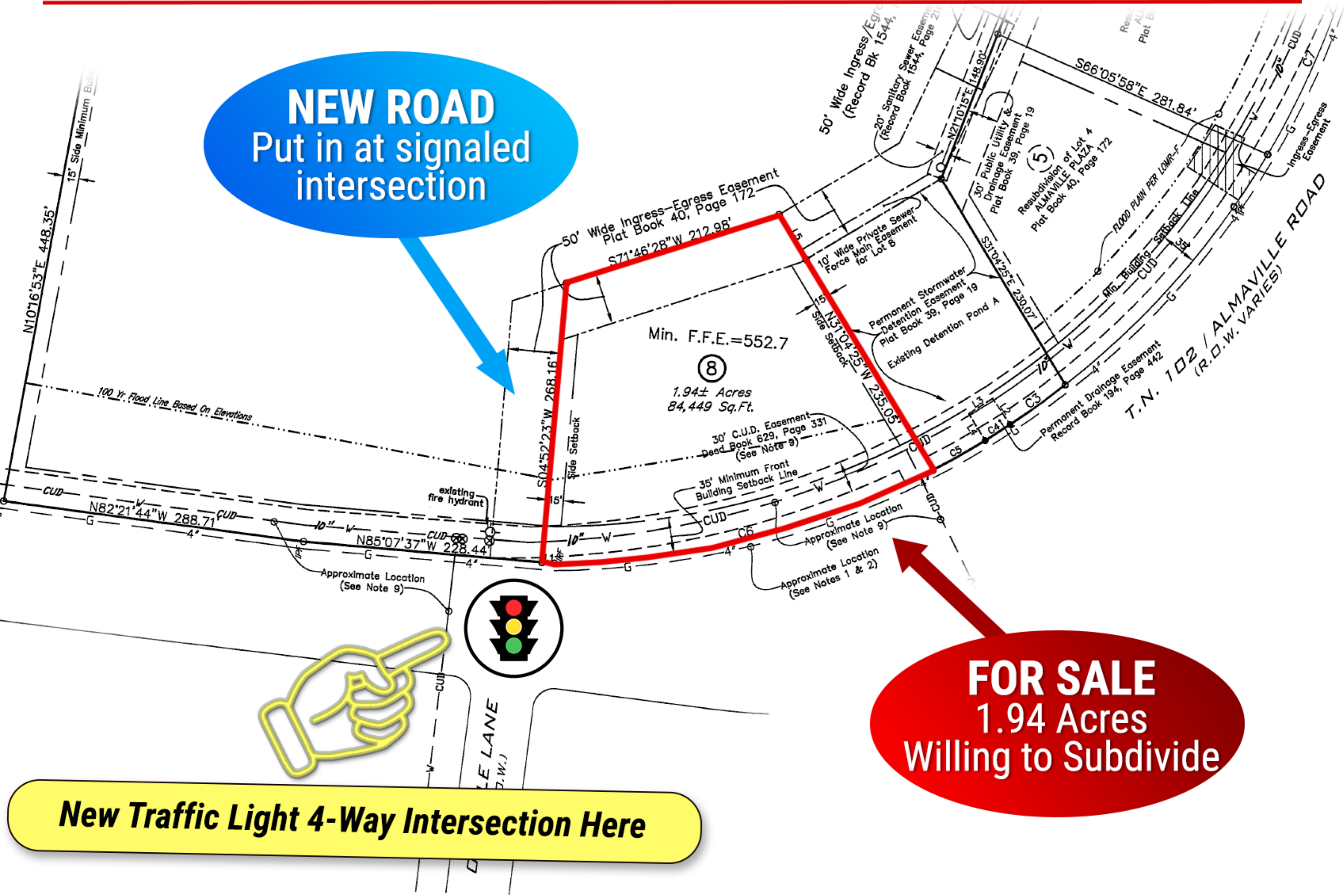
Listed at \$2.25 Million

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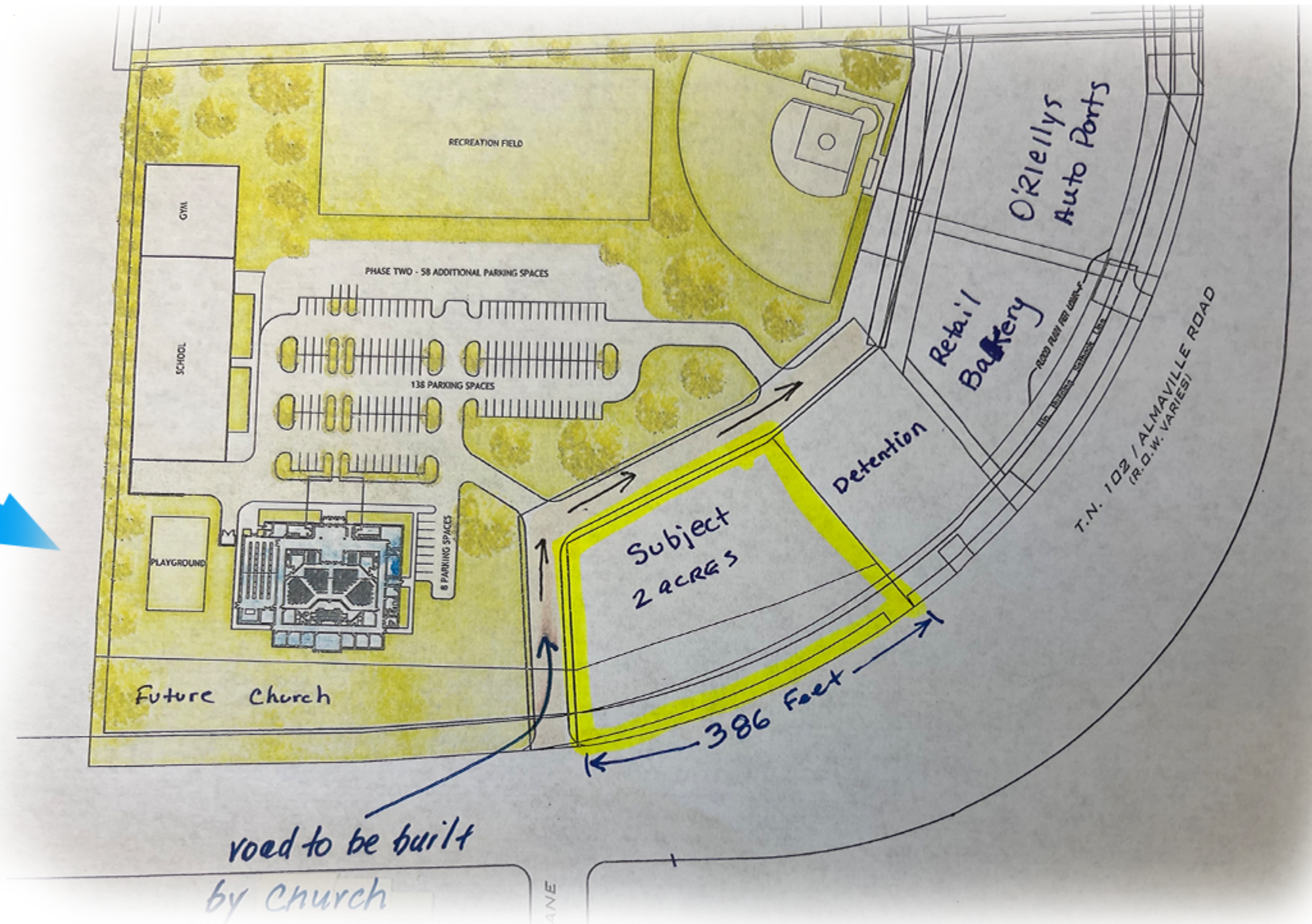
NEW ROAD
Put in at signaled intersection



FOR SALE
1.94 Acres
Willing to Subdivide

New Traffic Light 4-Way Intersection Here

FUTURE CHURCH
Large development happening next door



AREA TRAFFIC & RESIDENCES



LOCATION INSIGHTS & ADVANTAGE

Great neighborhood location to utilize high traffic for a 'close to home' pit stop. Area retail to include O'Reilly Auto Parts, Subway, Legends Restaurant, Sonic, McDonalds and many others.



TRAFFIC DATA

BY



:

21,038 VPD

(2023)

JOIN THE AREA RETAIL TODAY!



WENDAL W. MILLER
BROKER

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