

# LEASE

PRIME COMMERCIAL  
REALTY, LLC

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



**1,400-6,495 Sq Ft. Available**



**LEASE RATE: CONTACT AGENT**

**2160 ROCK SPRINGS RD, SMYRNA, TN**

**+/- 16k VPD Traffic**

**Great Medical Use Space**

**Drive-Thru Endcap Available**

**Signalized Intersection**

PRIME COMMERCIAL  
REALTY, LLC

**WENDAL W. MILLER**  
BROKER

wmiller@wwmiller.com

615-618-1172



# LEASE



**FACADE MATERIAL SURFACE AREA:**

BRICK VENEER	980.47 S.F.	84.83%
STONE FACE BLOCK	180.65 S.F.	13.90%
DOORS, WINDOW, TRIM	14.61 S.F.	1.27%
<b>TOTAL MASS AREA</b>	<b>1,155.73 S.F.</b>	

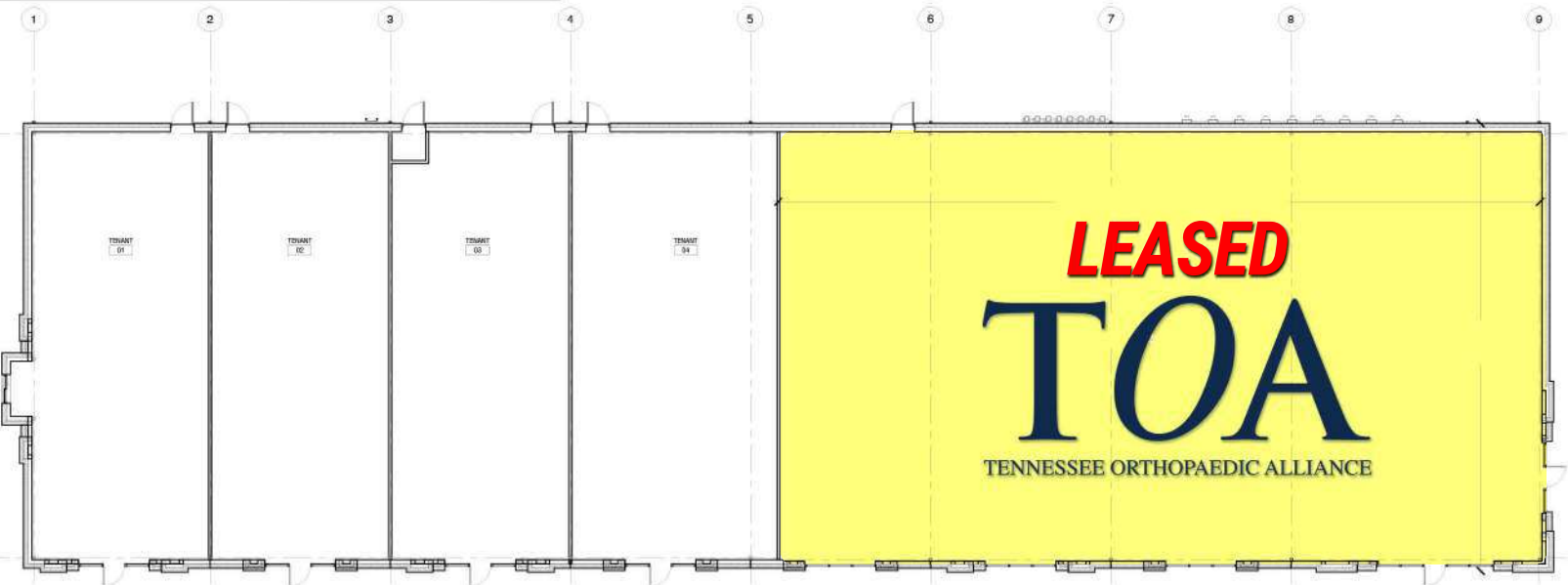
**FACADE MATERIAL SURFACE AREA:**

BRICK VENEER	2,283.26 S.F.	14.87%
STONE FACE BLOCK	176.14 S.F.	4.59%
DOORS, WINDOW, TRIM	158.82 S.F.	20.54%
<b>TOTAL MASS AREA</b>	<b>3,622.22 S.F.</b>	

WEST ELEVATION  
1/8" = 1'-0"



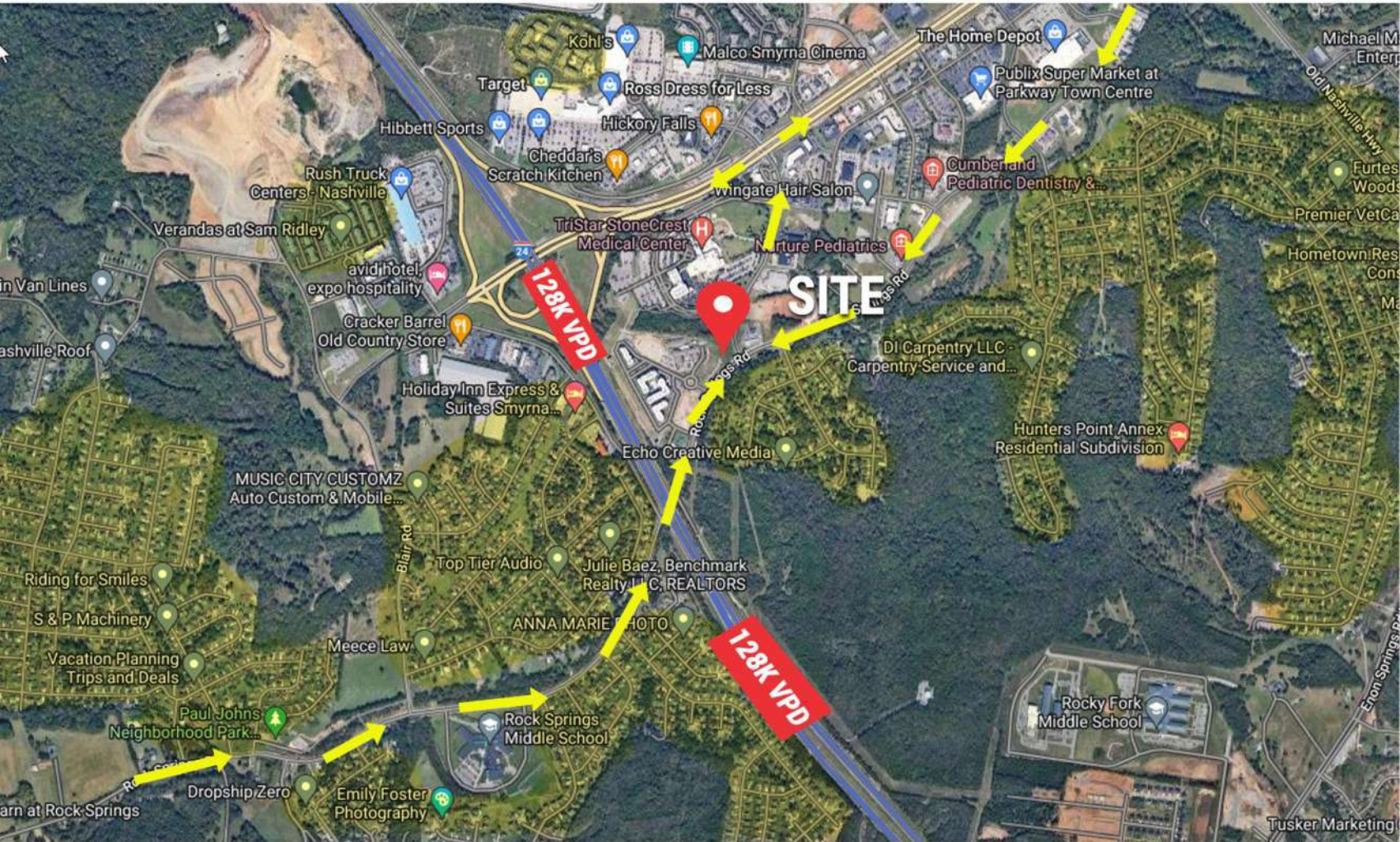
**Landlord  
Willing  
To  
Subdivide**





**LEASE**

# AREA TRAFFIC & RESIDENCES



## LOCATION INSIGHTS & ADVANTAGE

This high traffic location is wedged between a vast retail presence and dense neighborhoods to the southwest. Rock Springs Road is the main route for these residents to get to Sam Ridley and I-24.



**TRAFFIC DATA**

BY



:

**15,953 VPD**  
(2021)

**JOIN THE AREA RETAIL TODAY!**



**WENDAL W. MILLER**  
BROKER

615-618-1172  
wmiller@wwmiller.com

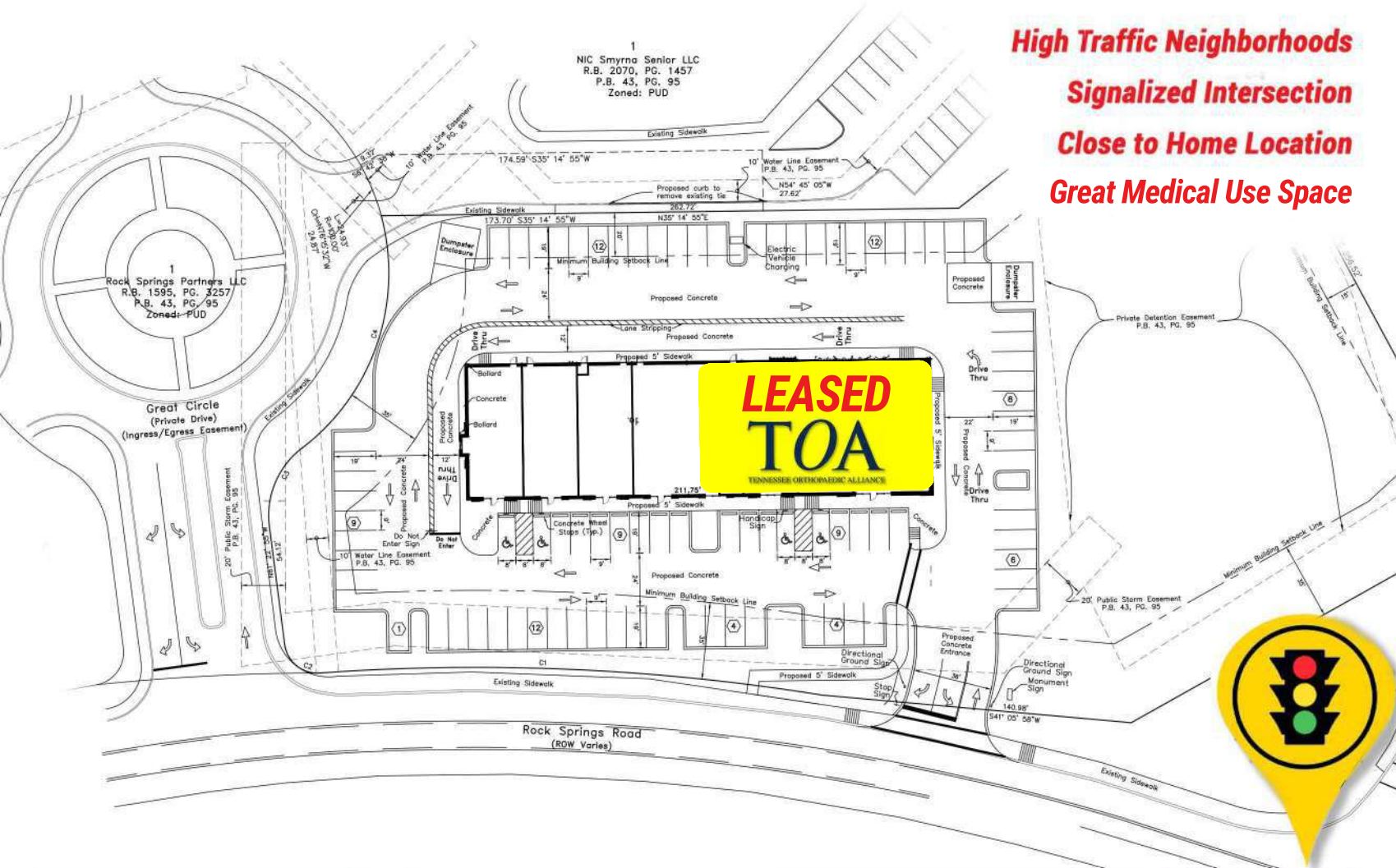
PrimeCommercialRealty.com



**LEASE**

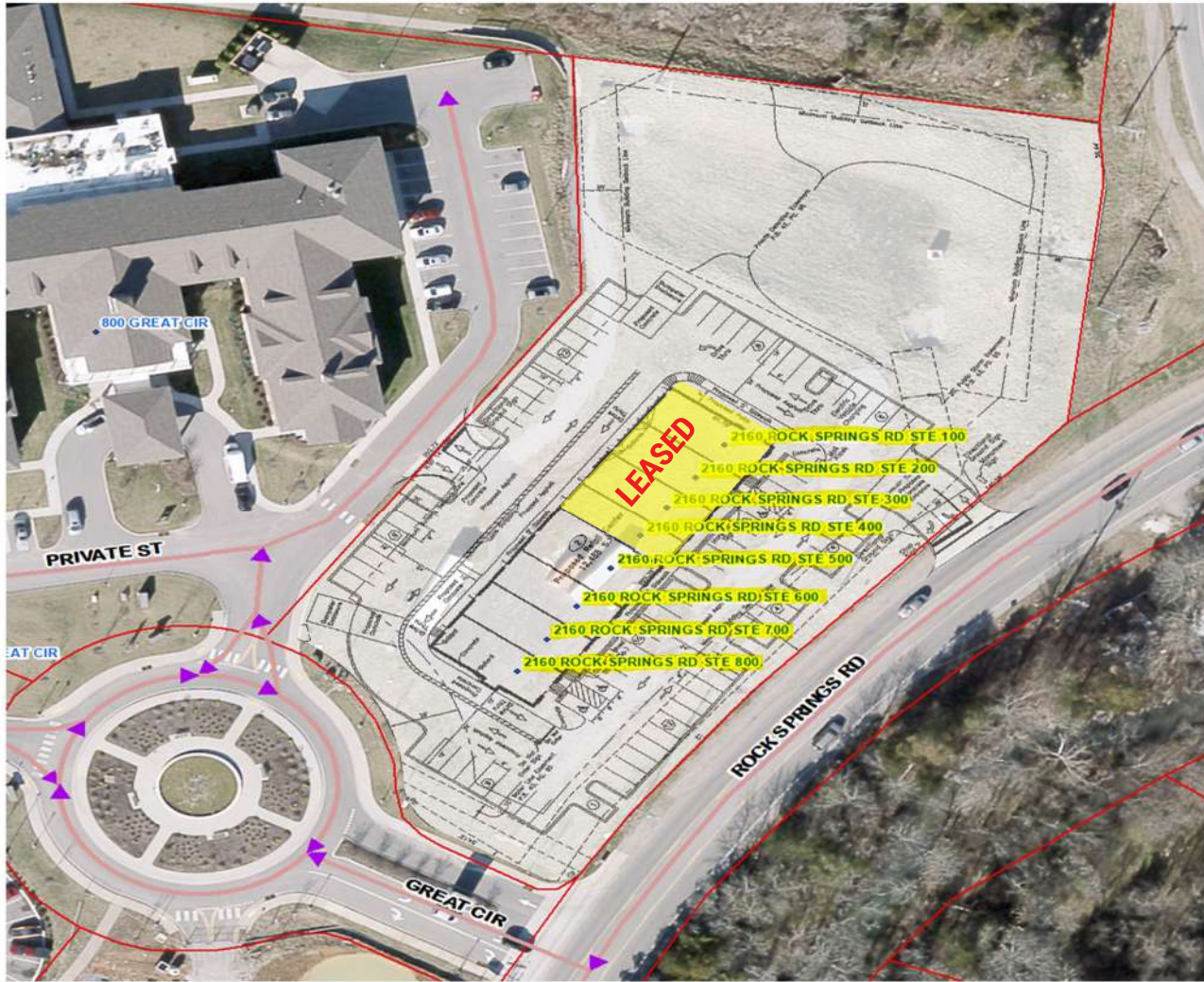


**For Lease**  
**Up to 6,495 Sq. Ft. Available**  
**Drive-Thru Endcap Available**





**LEASE**



**Demographics**  
**2160 ROCK SPRINGS RD, SMYRNA, TN,**  
**37167**

**Call Now**  
**For Pricing!**  
**615-618-1172**

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2021	8,839	49,114	98,917
2026 Projected	9,189	51,053	102,699
Growth	3.8%	3.8%	3.7%
Average HH Income	\$72,334	\$77,681	\$74,561

→ Information Provided by EASI without verification and is for information purposes only.