

For Sale or Lease

443 East Broad Street
Smithville, TN 37166

Colliers

Sale Price: \$469,000

Lease Rate: \$3,300/Mth NNN

Former Co-op and Builder's Supply Building

- 6,065 SF stand-alone building
- 4,500 SF of open-air sheds
- Approximately 2 acres
- Site is located within an opportunity zone
- Masonry construction with metal roof
- Ample parking
- Appropriate for many uses - currently used as a lawn & garden center
- Adjacent property can be made available (14,000 SF on 5.8 acres)
- Located in Smithville's high retail trade area
- Excellent visibility on East Broad Street

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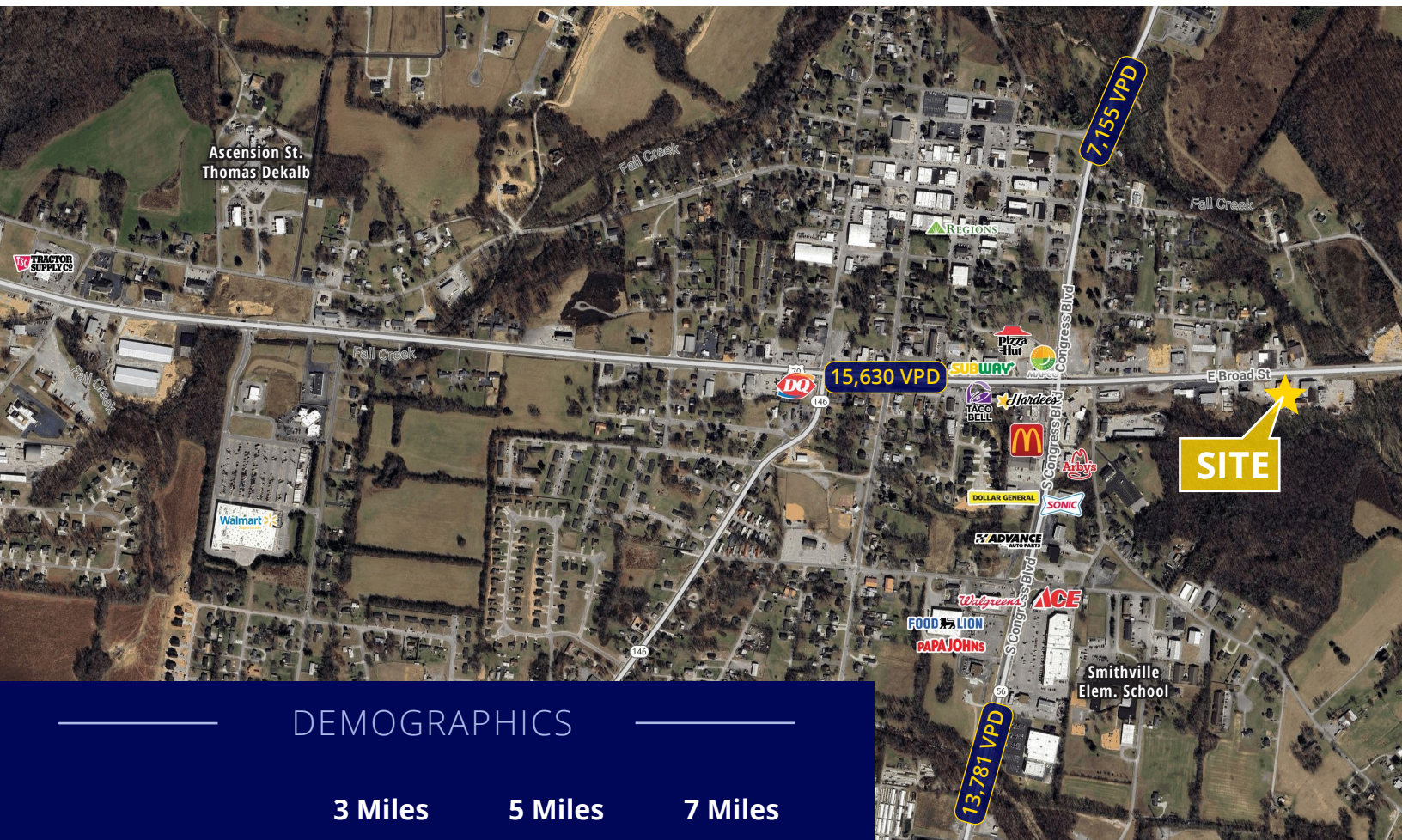
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DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	7,646	11,949	14,300
Households	3,072	4,812	5,762
Avg. HH Income	\$59 K	\$64 K	\$67 K



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