

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

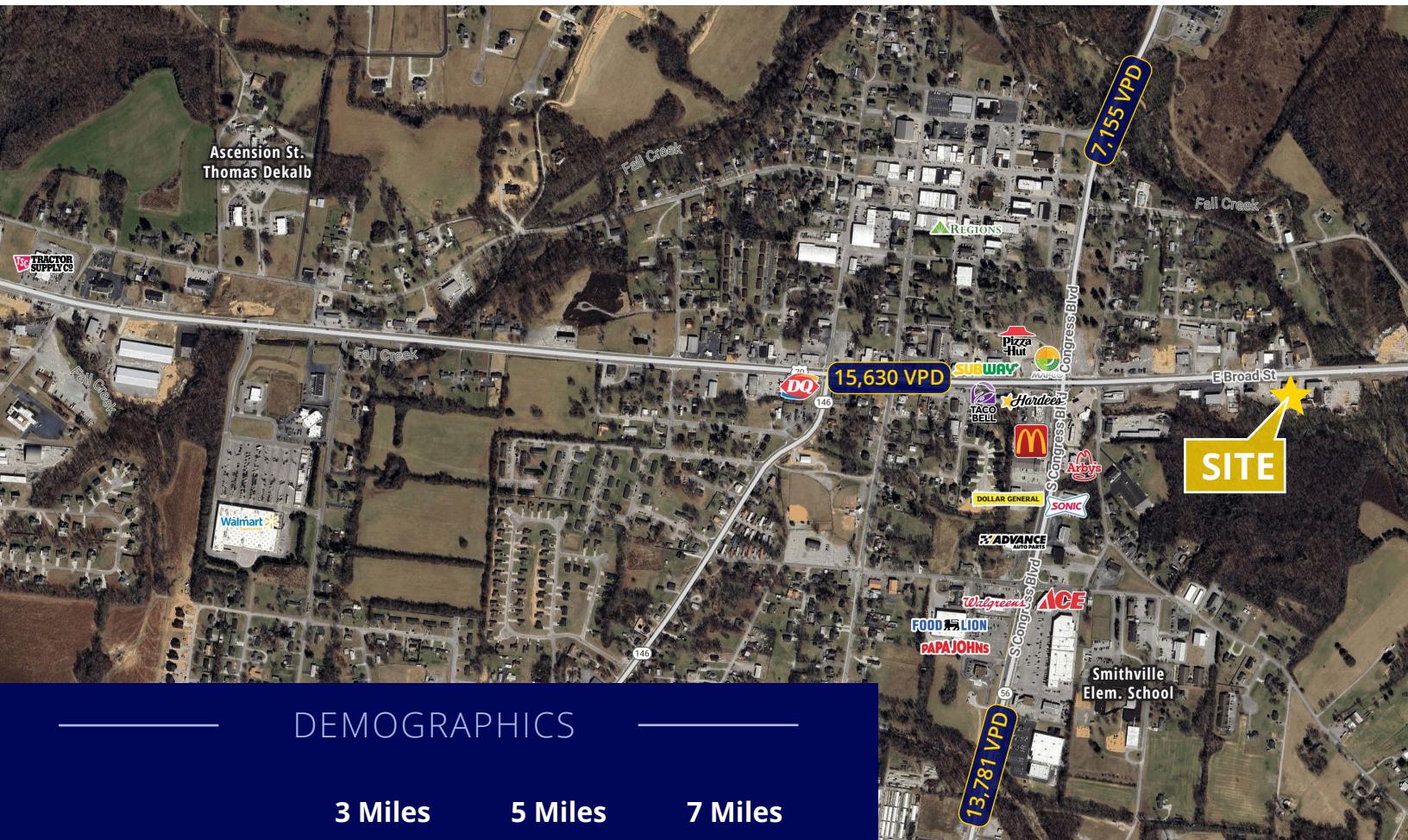
- 6,065 SF stand-alone building
- 4,500 SF of open-air sheds
- Approximately 2 acres
- Site is located within an opportunity zone
- Masonry construction with metal roof
- Ample parking
- Appropriate for many uses - currently used as a lawn & garden center
- Adjacent property can be made available (14,000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

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

RADLEY HENDRIXSON, CCIM
SENIOR VICE PRESIDENT
DIR. 615 850 2745
RADLEY.HENDRIXSON@COLLIERS.COM

SOHAILA WILLIS, CCIM
VICE PRESIDENT
DIR. 615 850 2757
SOHAILA.WILLIS@COLLIERS.COM

COLLIERS NASHVILLE
615 3RD AVENUE S, SUITE 500
NASHVILLE, TN 37210
615 850 2700 | COLLIERS.COM



DEMOCRAPHICS

	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

RADLEY HENDRIXSON, CCIM
SENIOR VICE PRESIDENT
DIR. 615 850 2745
RADLEY.HENDRIXSON@COLLIERS.COM

SOHAILA WILLIS, CCIM
VICE PRESIDENT
DIR. 615 850 2757
SOHAILA.WILLIS@COLLIERS.COM



COLLIERS NASHVILLE
615 3RD AVENUE S, SUITE 500
NASHVILLE, TN 37210
615 850 2700 | COLLIERS.COM