



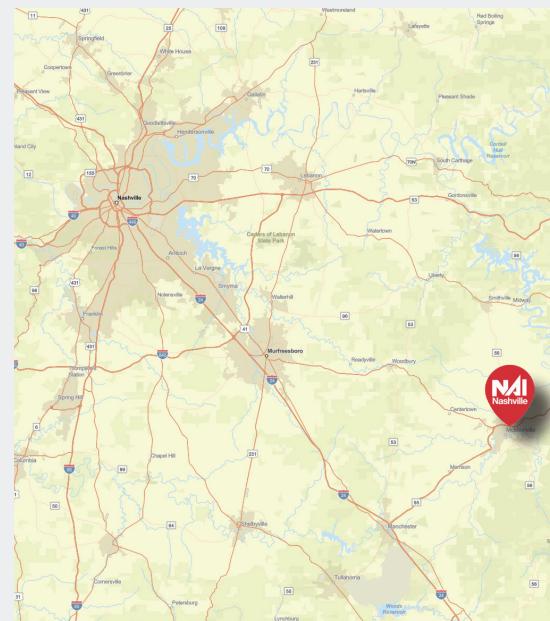
For Sublease

931 Old Smithville Road, McMinnville, Tennessee

Free standing retail building with excellent visibility and signage.

PROPERTY HIGHLIGHTS

- + ±2,830 SF retail space available for sublease
- + Sublease expiration 10/31/2032
- + Former physical therapy space
- + Co-tenant with Fast Pace Urgent Care
- + Located across the street from Wal-Mart
- + 20,812 vehicles per day on Bobby Ray Memorial Parkway



TREY KIRBY, CCIM

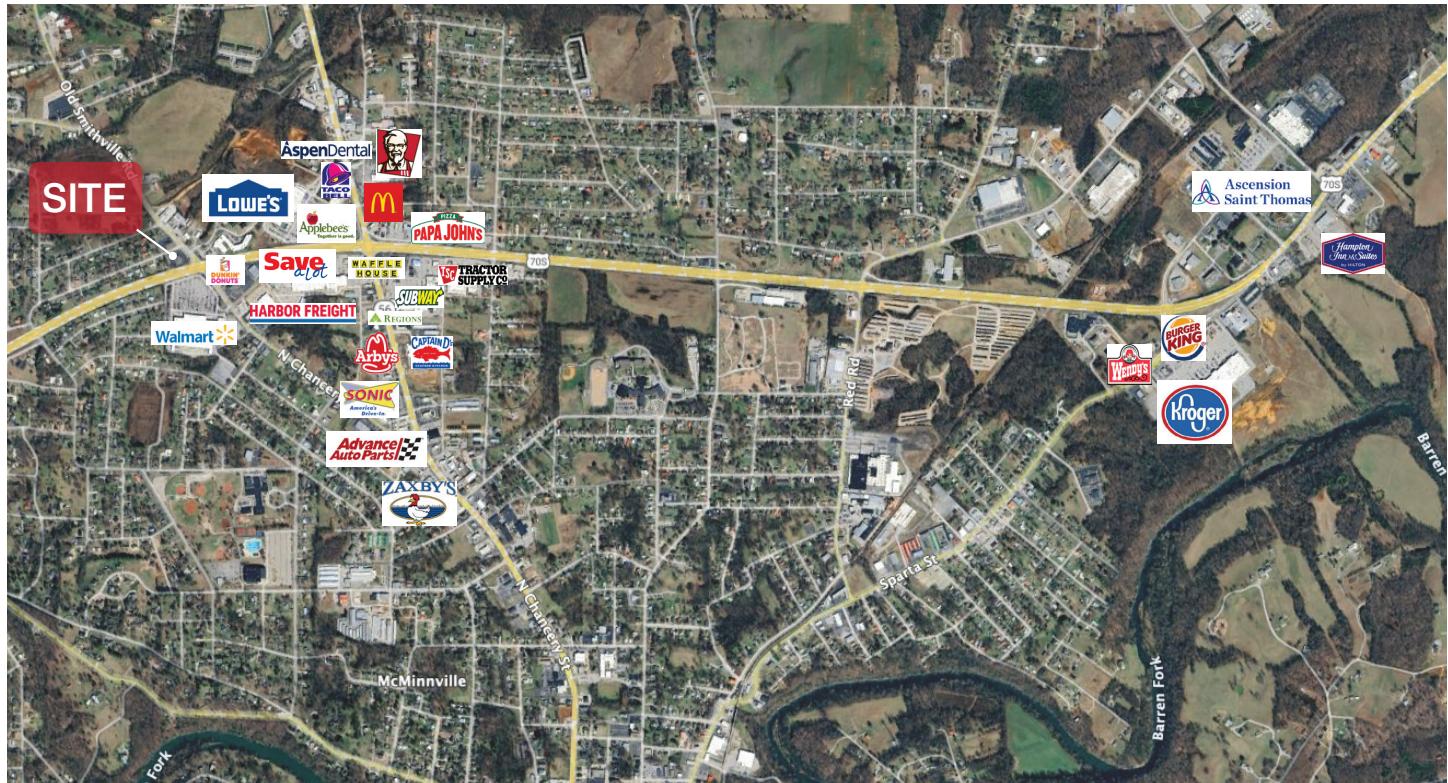
Principal
615 208 9768
tkirby@nainashville.com

SCOTT ANDREWS, CCIM

Senior Vice President
615 622 9073
sandrews@nainashville.com

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Area Retail



Demographics

	3 MILE	5 MILES	10 MILES
Population	17,799	24,188	38,640
2030 Population	18,221	24,806	39,703
Daytime Population	20,938	25,622	38,085
Households	7,495	10,107	15,759
Median Age	40.1	40.9	41.6
Median HH Income	\$49,853	\$53,177	\$56,447