



PROPERTY OVERVIEW

Lee & Associates - Nashville is proud to offer For Sale a ± 1.74 -acre land site in Smyrna, TN. Located in Rutherford County, this area has seen a large amount of growth over the past couple years such as The Shops of Lee Village which is across the street from the subject site and the Seven Oaks Business Park. The site is also situated less than $\frac{1}{2}$ of a mile from I-24 exit 70 and is zoned C-2 with fully approved plans for a Car Wash development. All the utilities are near the subject site and the land is flat, cleared, and ready for immediate development. Please contact Gaines B. Hanks for additional information.

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PROPERTY HIGHLIGHTS

- Fully entitled car wash site in city of Smyrna
- ± 1.74 acres
- Topography is flat, level and cleared
- All utilities available to site
- Access I-24 | 0.43 miles (Almaville Rd)
I-840 | 4.75 miles
BNA | 20 miles
- Concept plans designed by renowned nationwide car wash development group
- Full set of development plans available with property

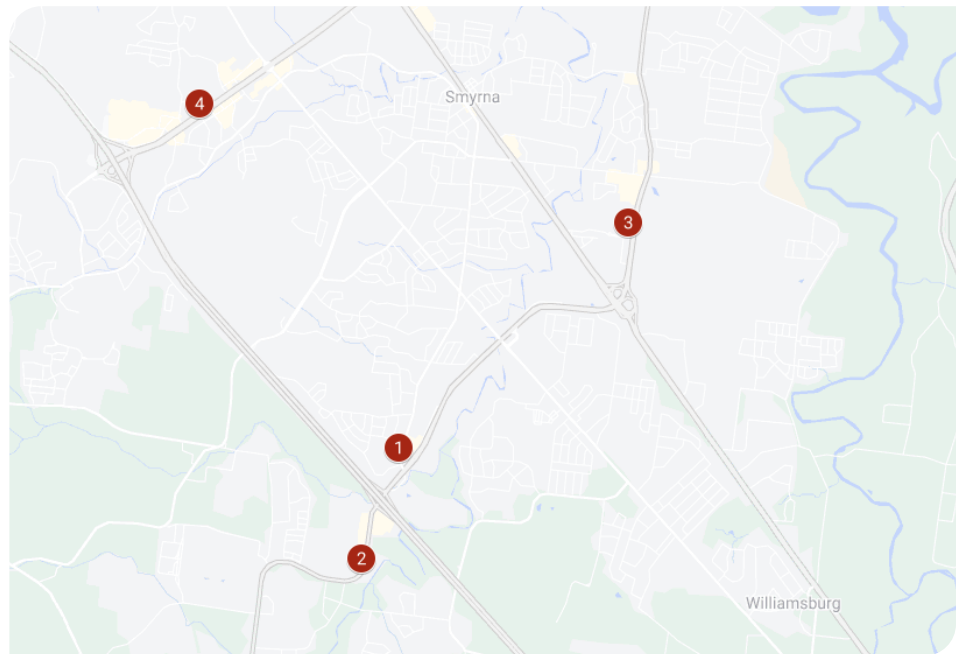
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RENDERING



NEARBY COMPETITORS

- 1. Subject Property
115A Almadale Way, Smyrna TN
- 2. Washtopia
1956 Almadale Road, Smyrna TN
1.2 Miles from subject
- 3. Wash and Roll
935 Sgt Asbury Hawn Way, Smyrna TN
3.5 Miles from subject
- 4. Tommys Express Car Wash
477 Potomac Place, Smyrna TN
5.3 Miles from subject



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