

# Publix #1238 - The Shops of Lee Village

1640 Lee Victory Parkway  
Smyrna, TN 37167  
Lat 35.941, Long -86.527

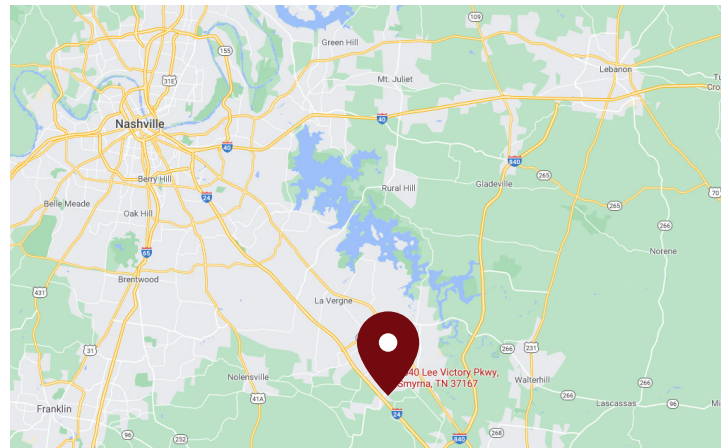
FOR LEASE



1,050 - 3,150 SF & ±1.1 ACRE OP AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center Located in Smyrna, TN, an Active Bedroom Community to Nashville, Marked by Expansive Job and Residential Growth
- Situated in Rutherford County, Which is the Second Fastest Growing County in Tennessee
- Tremendous Population Growth with over a 40 Percent Increase Since the 2000 Census, Making it a Hotbed for New Residents
- Less than Three Miles from the Nissan Assembly Plant with Approximately 8,000 Employees
- Outparcel Available for Ground Lease
- Easy Access to Interstate 24



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,541	42,794	87,198
Daytime Population	5,671	46,728	88,045
Total Households	2,047	15,465	31,366
Avg. HH Income	\$81,178	\$80,775	\$80,230

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Melody Holley

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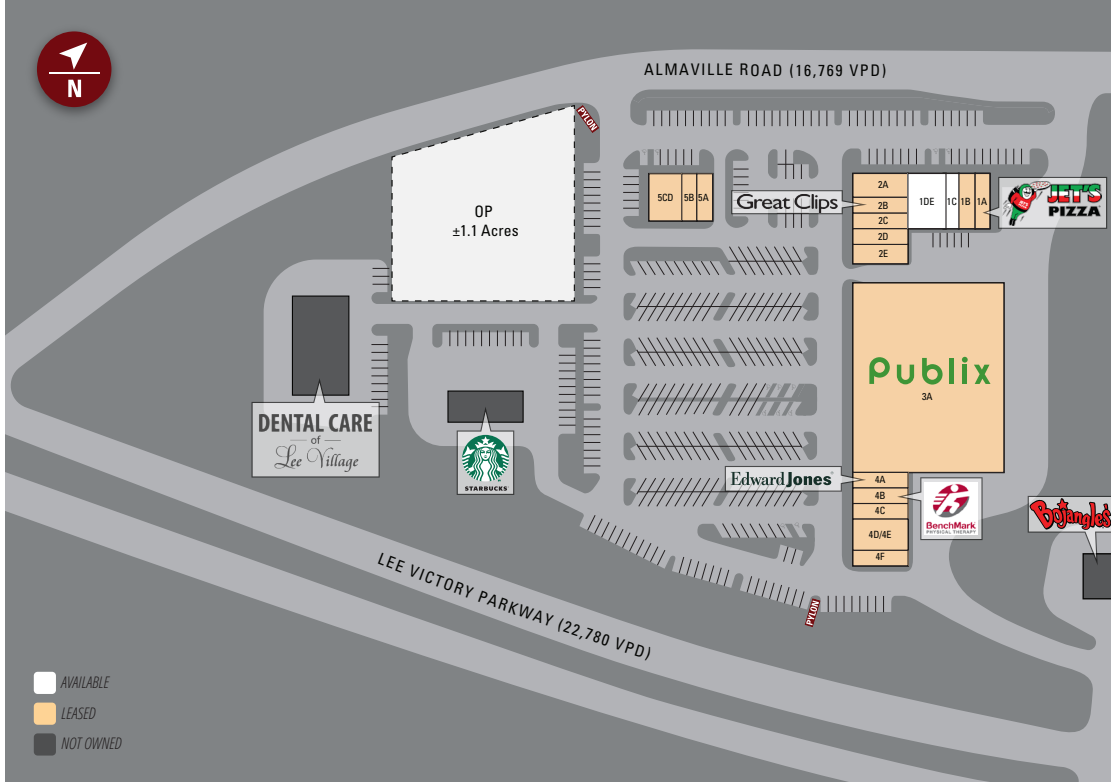


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## SITE PLAN



Suite	Tenant	Size
3A	Publix	45,600
1A	Jet's Pizza	1,400
1B	Kwik Sack	1,400
1C	AVAILABLE	1,050
1DE	AVAILABLE	3,150
2A	Smyrna Cafe	2,100
2B	Great Clips	1,400
2C	PostNet	1,400
2D	Beltone Hearing Aid Center	1,400
2E	Essence Nail Salon	1,750
4A	Edward Jones	1,400
4B	BenchMark Physical Therapy	1,400
4C	Grace Barre Ladies Fitness Boutique	1,400
4D/4E	Rudowski Eyecare	2,800
4F	Zorba Gyro	1,400
5A	Goodwill	1,200
5B	Happy Fast Food	1,200
5CD	Chagos Mexican Restaurant	2,400
OP	AVAILABLE	±1.1 AC

TOTAL 73,850



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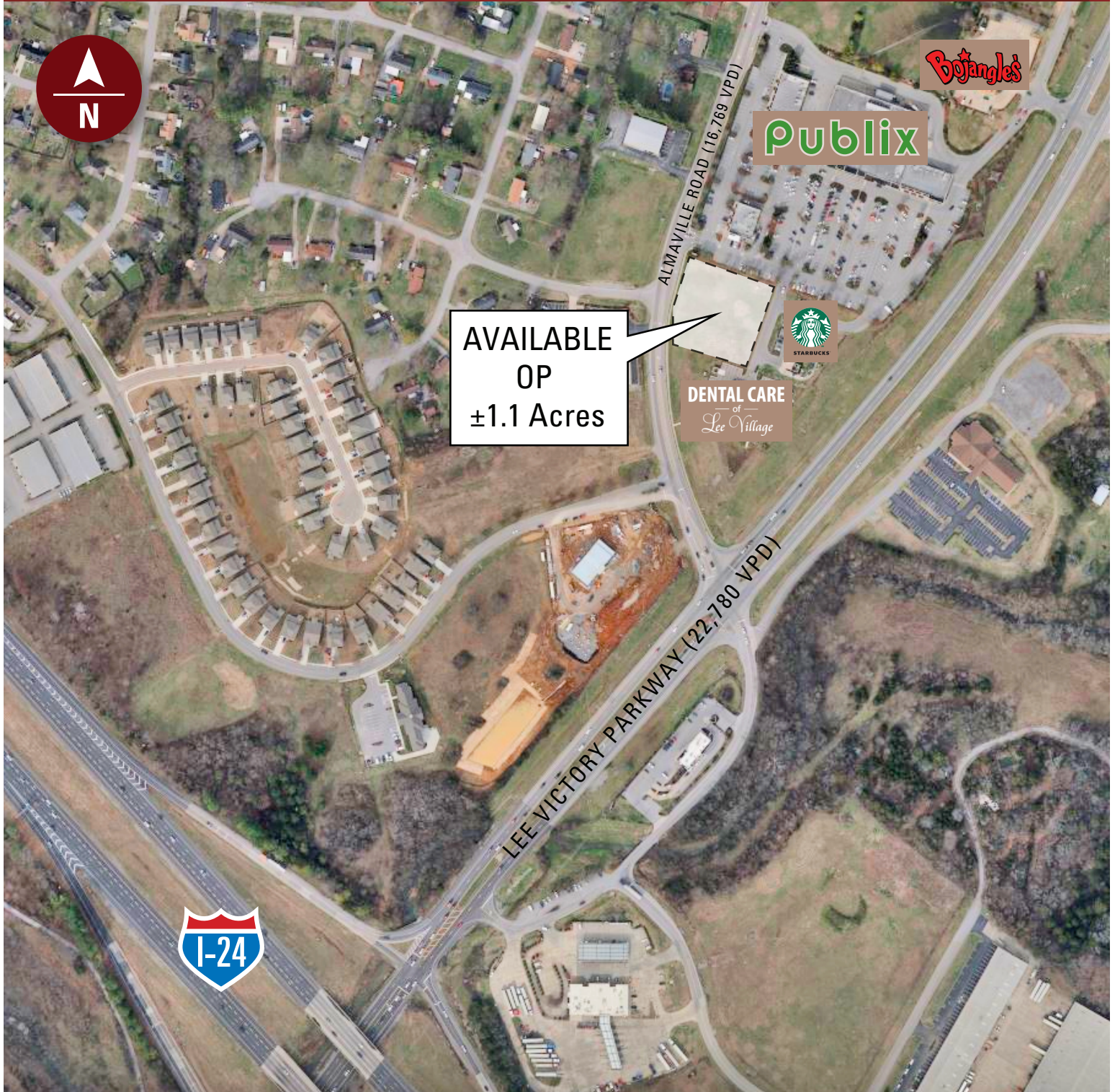


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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Sunday	183,125
Saturday	166,411
Friday	161,983

# OF VISITS

TOP 3 HOURS

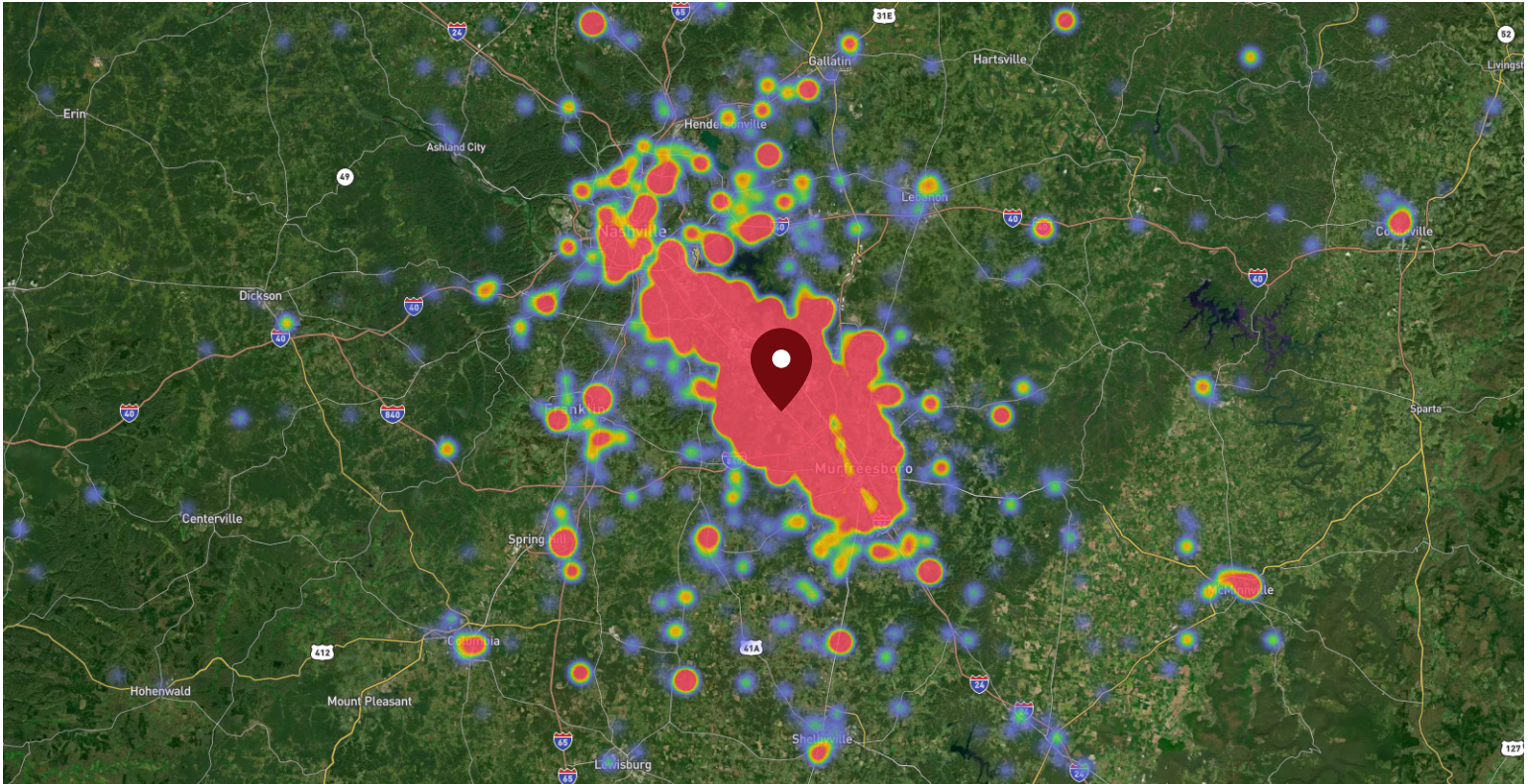


5-6 PM	221,926
4-5 PM	214,206
6-7 PM	204,909

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) March 1, 2021 - February 28, 2022

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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