

Almaville RD & Lee Victory Pkwy

Publix Outparcel Retail Pad

FILLMORE



1.33 Acres zone C-2
Smyrna, TN 37167

Price:

\$750,000

FILLMORE



1.33 Acres zone C-2
Smyrna, TN 37167

PROPERTY DESCRIPTION

- 1.33 acres designated C-2 zoning, positioned as an outparcel within a Publix community shopping center
- Well-configured lot providing excellent opportunities for building design
- Significant population residing within a 2-mile radius
- Utilities readily available on-site
- Site is flat and ready for development

OFFERING SUMMARY

Sale Price:
\$750,000

Lot Size:
1.33 Acres

Zoning:
C-2

Restrictions:
**Reach Out to
Broker**

Traffic Counts

Lee Victory Pkwy

22,324 VPD (TDOT '25)

Almaville Road

10,262 VPD (TDOT '24)

FILLMORE

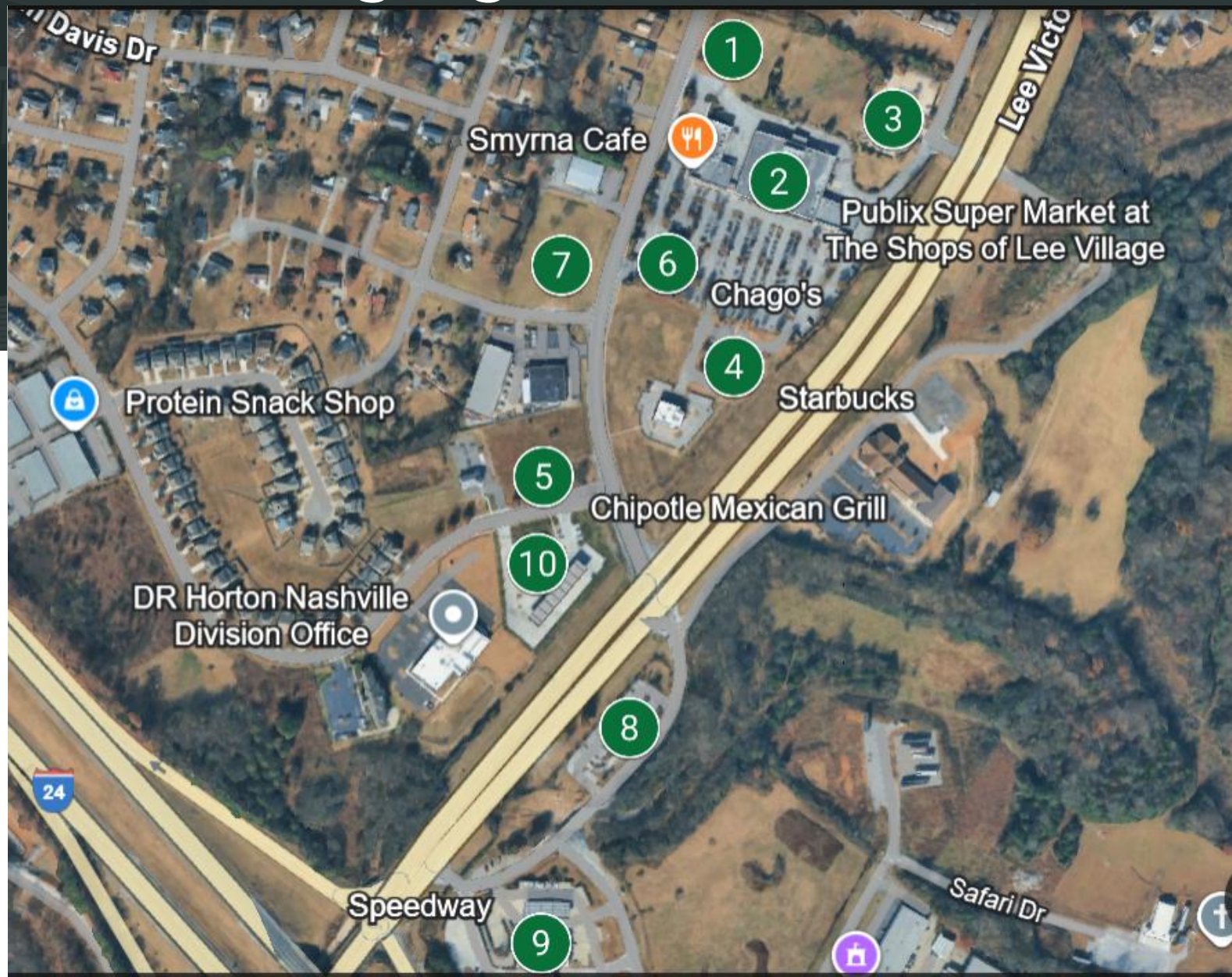
Gaines Hanks

Vice President

225.663.0774

Gaines.hanks@fillmore-cre.com

Location Highlights



Amenities

1. **Subject Party**
2. **Publix Super Market at the Shops of Lee Village**
3. **Bojangles**
4. **Starbucks**
5. **Chipotle Mexican Grill**
6. **Chago's**
7. **Grand Luxury Car Wash**
8. **Burger King**
9. **Speedway**
10. **Race Trac**

	2 Mile	5 Mile
Population	21,403	94,017
Median HH Income	\$80,262	\$80,874
2029 Projected Population	24,517	108,234

C-2 Zoning *Reach out for Information on Restrictions



Permitted Uses

- Government & Administrative Systems
- Convenience Retail Sales & Services
- Nursing Homes
- General Retail Trade
- Signs as regulated by Town Ordinance
- Cultural & Recreation Services
- Building materials & Farm Equipment sales provided there is no outdoor storage
- Animal Care & Veterinarian services
- Limited manufacturing conducted in completely enclosed building
- Wholesales sales provided no outdoor Storage
- Community Assembly
- Consumer Repair Services
- Food & Beverage Services
- Professional services-Retail
- Intermediate Impact Facilities
- Essential public transport, communication, & Utilities services
- Contract Construction services provided there is no outdoor storage
- Transient Habitation: Hotels, Motels
- Religious Facilities
- Health Care facilities
- Automotive Parking
- Entertainment & Amusement Services
- General Business Service
- Professional Services- Non medical
- Financial, Insurance, Real Estate Consulting Firms
- Automotive Service & Repair
- Food Service Take out
- Vehicular: Marine craft, aircraft, and related equipment sales, rental & delivery
- Education Facilities
- Family & Group Care Facilities

1.33 Acres zoned C-2
Smyrna, TN 37167

Gaines Hanks
Vice President
225.663.0774
Gaines.hanks@fillmore-cre.com

AERIAL PHOTOS

