

Publix #1238 - The Shops of Lee Village

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

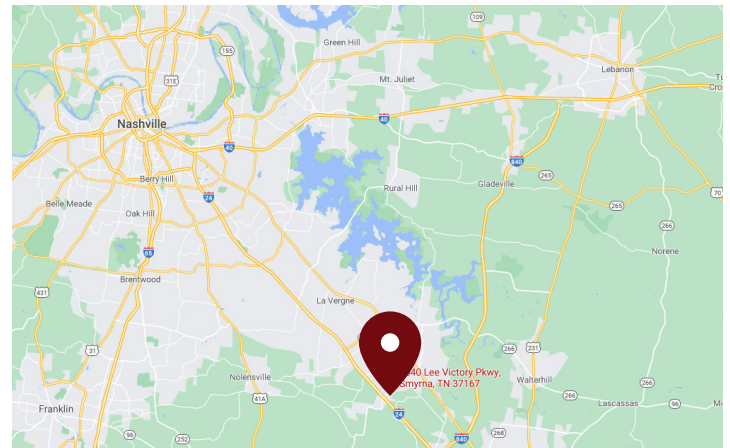
FOR LEASE



1,400 - 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	6,368	45,120	90,396
Daytime Population	6,443	51,658	93,235
Total Households	2,345	16,135	31,981
Avg. HH Income	\$89,061	\$90,593	\$90,169

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

Melody Holley

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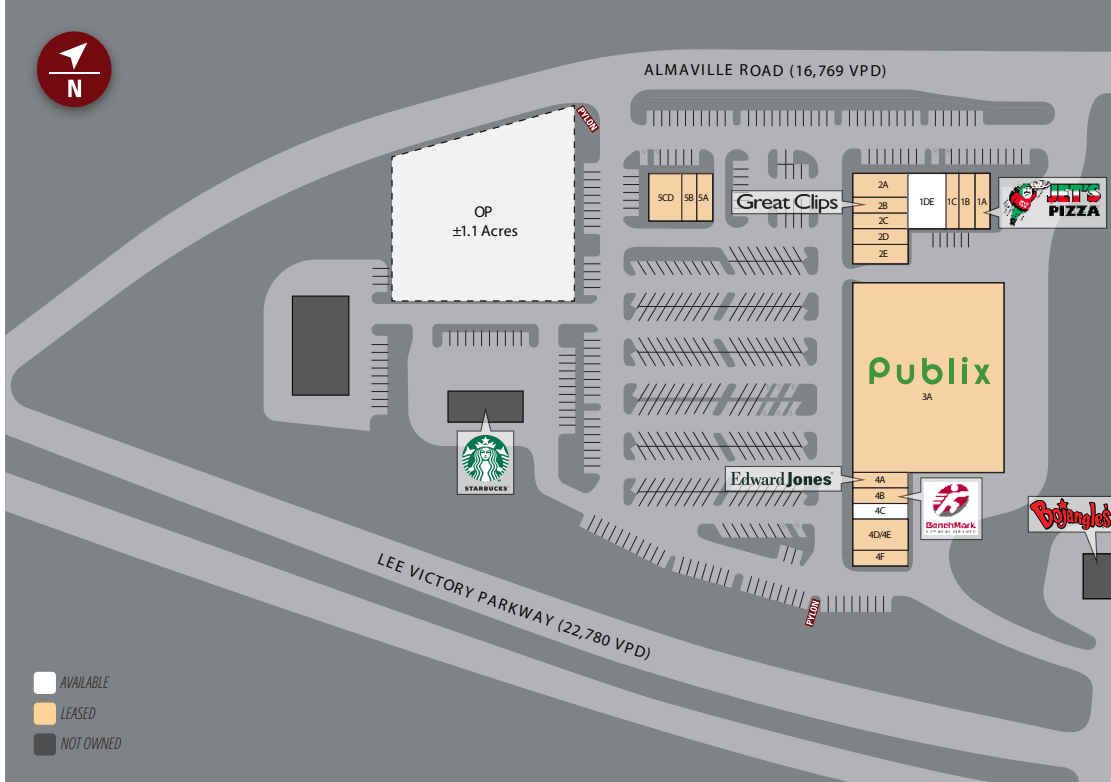


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SITE PLAN



Suite	Tenant	Size
3A	Publix	45,600
1A	Jet's Pizza	1,400
1B	Kwik Sack	1,400
1C	The Peach Cobbler Factory	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	AVAILABLE	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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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **144,500**

EST. # OF VISITS ANNUALLY

 **907,200**

AVG. VISITS / CUSTOMER

 **6.28**

AVG. LENGTH-OF-STAY / VISIT

 **42 MIN**

TOP 3 DAYS



Sunday	162,197
Saturday	147,413
Friday	133,444

OF VISITS

TOP 3 HOURS

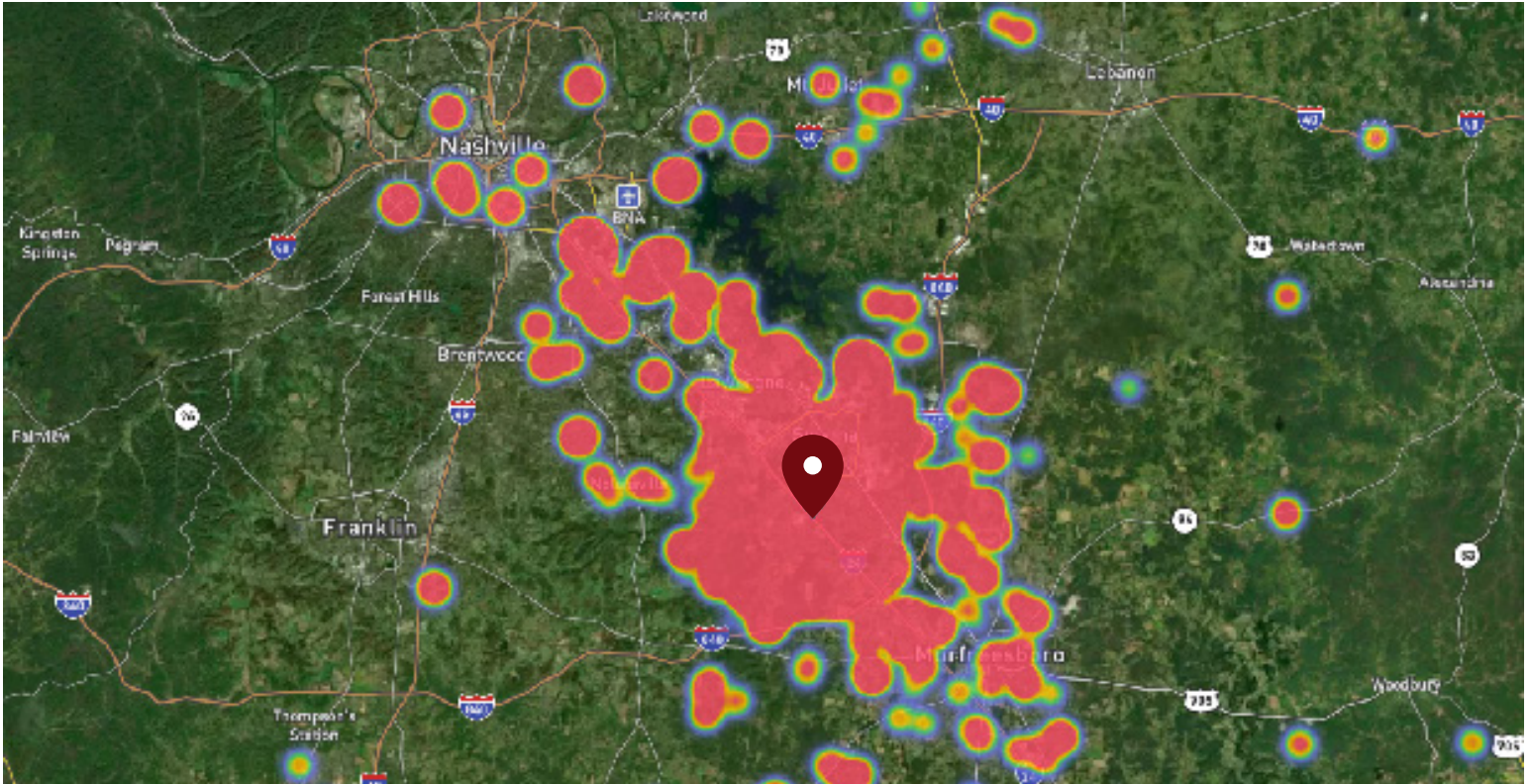


5-6 PM	166,416
6-7 PM	157,876
4-5 PM	157,211

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2022 - January 31 2023

SITE VISIT DENSITY



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

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