

FOR LEASE

±28,368 SF Available

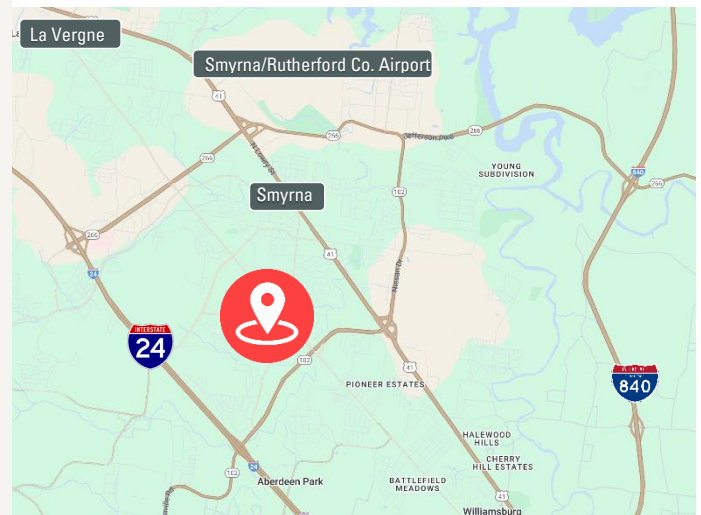
Big Box Retail Leasing Opportunity in a Highly Trafficked Corridor in Smyrna

250 Country Village Drive, Smyrna, TN 37167



HIGHLIGHTS

- ±28,368 SF of Big Box Retail Space in the Country Club Plaza
- Lease Rate: \$10.00/SF Gross
- Nearby businesses include: El Pueblo Mexican Restaurant, Just Love Coffee, Walgreens, Kidz Adventure Center, Smyrna Furniture Outlet, Food Lion, CVS
- ±125 Parking Spaces
- Strong Demographics: 96,545 people live within 5 miles with an average annual income of \$91,293
- Site offers visibility from the highly traveled Almaville Road
- Easy ingress and egress via Lee Victory Pkwy and Almaville Road
- Less than 2 miles to access I-24



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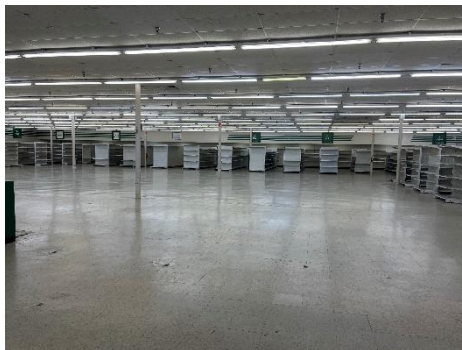
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Exclusively listed by:
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Rutherford County

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HAWKINS CO.



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SMYRNA TN

55,066

Population

High Quality of Life:

One of Fortune Magazine's **"50 Best Places to Live for Families"** in 2023.

Smyrna offers residents a high quality of life, with first-rate schools, diverse housing options, and a massive park system that includes over 800 acres of parkland.

Photo Credit: Homes.com



Small town feel with an eye towards growth and progress.

With an ideal location just 20 minutes from the Nashville International Airport (BNA) and 30 minutes from Downtown Nashville, Smyrna provides excellent proximity to major urban hubs with a quaint, small-town feel.

Smyrna has become an economic power that is driven by a blend of industrial, commercial, and small-business growth. Leading the charge is the Nissan manufacturing plant that opened in 1981. The facility still thrives and employs approximately 8,000 people in Smyrna, making it the town's largest employer.

Recent revitalization of a historic train depot has jump started the revitalization of downtown, drawing several niche restaurants and small businesses to the area, some based in larger metro hubs.

Additionally, Smyrna is home to the busiest general aviation airport in the state, which also ranks as the third-largest airport in Tennessee.

The county boasts 2,100 businesses, and 64% of those businesses are small businesses.

Income

\$34,358

Per capita income

about three-quarters of the amount in the Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area: \$45,266

about 90 percent of the amount in Tennessee: \$37,866

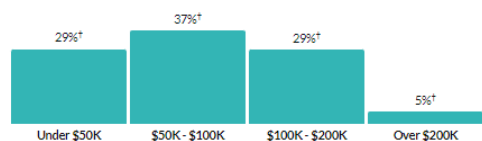
\$78,409

Median household income

a little less than the amount in the Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area: \$82,499

about 20 percent higher than the amount in Tennessee: \$67,097

Household income



Show data / Embed

Households

19,935

Number of households

the Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area: 805,828

Tennessee: 2,768,743

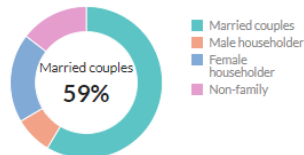
2.8

Persons per household

about 10 percent higher than the figure in the Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area: 2.5

about 10 percent higher than the figure in Tennessee: 2.5

Population by household type



Show data / Embed

Images and data provided by: [censusreporter.org](#)

Recent Investment:

- Plans are underway to potentially house the Air National Guard at the airport, which would bring an influx of daily employees, and a further boost to the town's economy.
- PepsiCo Beverages North America has developed a new 400,000 SF facility in Smyrna, Tennessee, which is expected to open in Spring 2024.
- One of the town's most ambitious initiatives is the \$200 million Sewart's Landing development, a mixed-use project encompassing 45 acres.

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