



Publix #1238 - The Shops at Lee Village
 1640 Lee Victory Parkway
 Smyrna, TN 37167
 Lat 35.941, Long -86.527

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2020 Population	5,307	41,043	84,704
2025 Population	6,151	46,744	96,009
2020 Average HH Income	\$99,113	\$79,925	\$78,186
2020 Median HH Income	\$78,341	\$66,576	\$64,694

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
- 1,400 SF Former Restaurant Endcap Space Available
- Inline Spaces Available Ranging from 1,050 - 2,800 SF
- Outparcel Available for Ground Lease

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 Licensed Real Estate Broker

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SITE PLAN

STE	TENANT	SIZE
1A	Jet's Pizza	1,400
1B	Kwik Sack	1,400
1C	AVAILABLE	1,050
1DE	Select Staffing	3,150
2A	Smyrna Cafe	2,100
2B	Great Clips	1,400
2C	AVAILABLE	1,400
2D	AVAILABLE	1,400
2E	Essence Nail Salon	1,750
3A	Publix	45,600
4A	Edward Jones	1,400
4B	AVAILABLE	1,400
4C	Grace Barre Ladies Fitness Boutique	1,400
4D/4E	Rudowski Eyecare	1,400
4F	AVAILABLE	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

□ AVAILABLE ■ NOT OWNED



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