

FOR LEASE

SMYRNA VILLAGE

551-567

South Lowry Street
SMYRNA | TN 37167



Lease Rate: Contact Agent
NNN: \$2.50 SF



COLLIERS INTERNATIONAL
615 Third Ave S | Suite 500
Nashville, TN 37210
P: +1 615 850 2700

WOODY WIDENHOFER
615 850 2795
woody.widenhofer@colliers.com

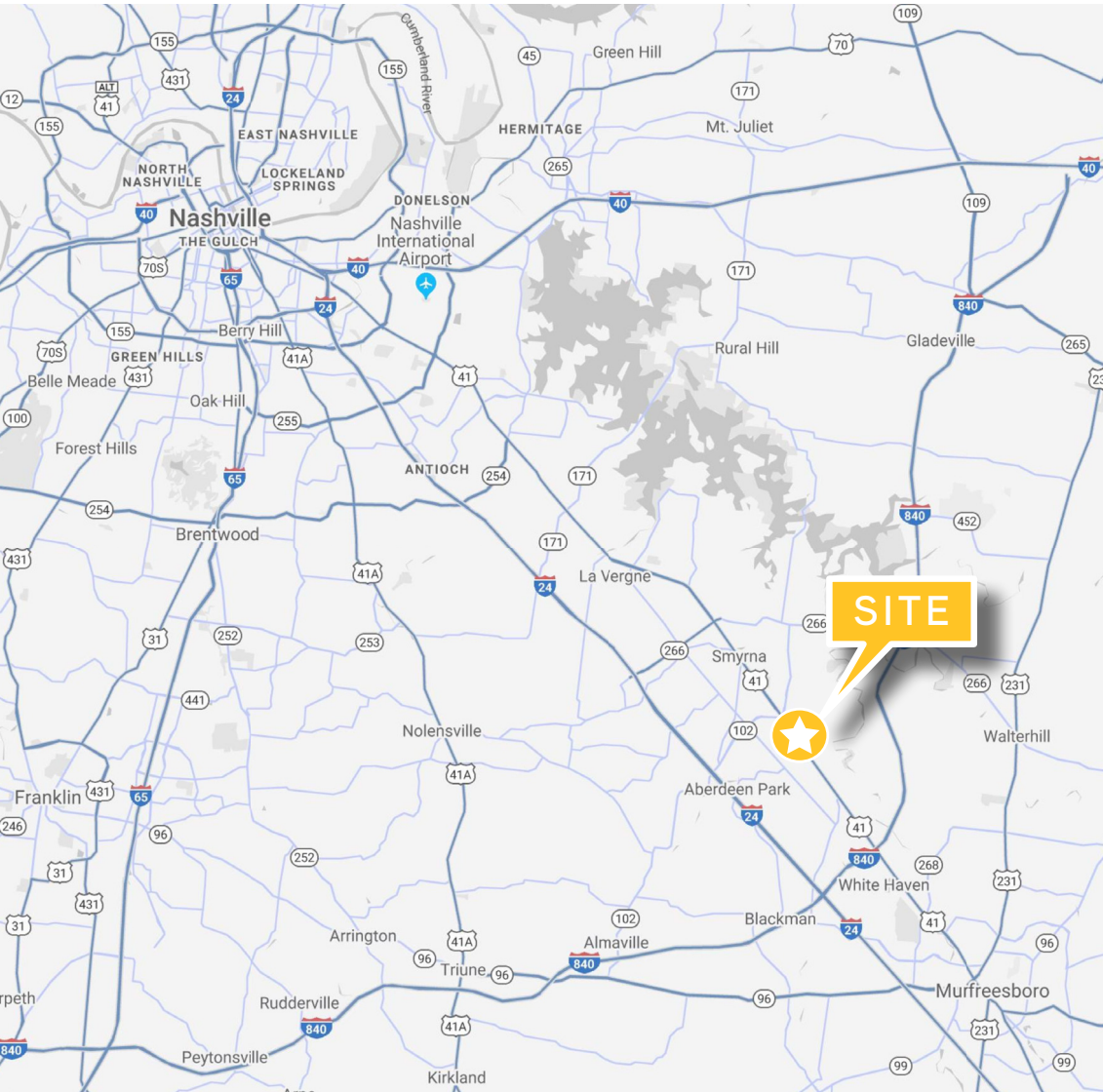
BRIAN FORRESTER, CCIM
615 850 2779
brian.forrester@colliers.com

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SITE FEATURES

- » 86,301 SF Neighborhood Shopping Center anchored by Gold's Gym and Dirt Cheap
- » 1,400 SF and 6,000 SF units Available for Lease
- » Adjacent to the Nissan Manufacturing Plant with over 8,500 employees
- » Strong demographics with a population of over 77,940 within a 5-mile radius, and Average HH Incomes in excess of \$74,000
- » High-traffic corridor (S. Lowry) with over 24,000 VPD
- » Smyrna is located in the heart of Rutherford County which is one of the top three fastest growing counties in the state of Tennessee. The population in Rutherford County has grown 23.7% since 2010 to currently 324,890 residents. (U.S. Census Bureau)

2019 DEMOGRAPHICS

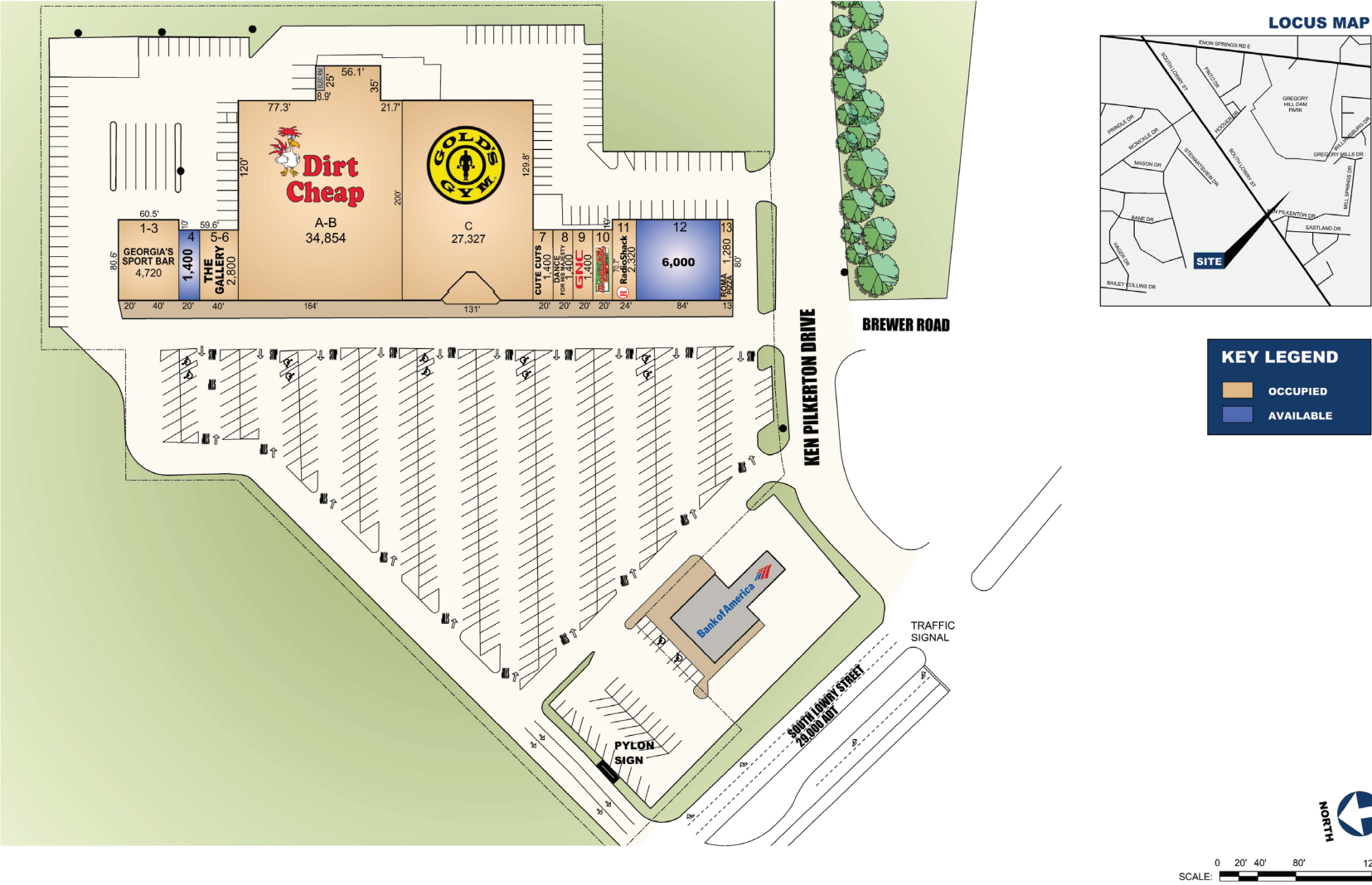
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Population	38,092	77,948	145,818
Households	13,587	28,357	52,365
Projected 5-Year Growth	12.5%	12.5%	13.5%
Average HH Income	\$71,404	\$74,010	\$81,157

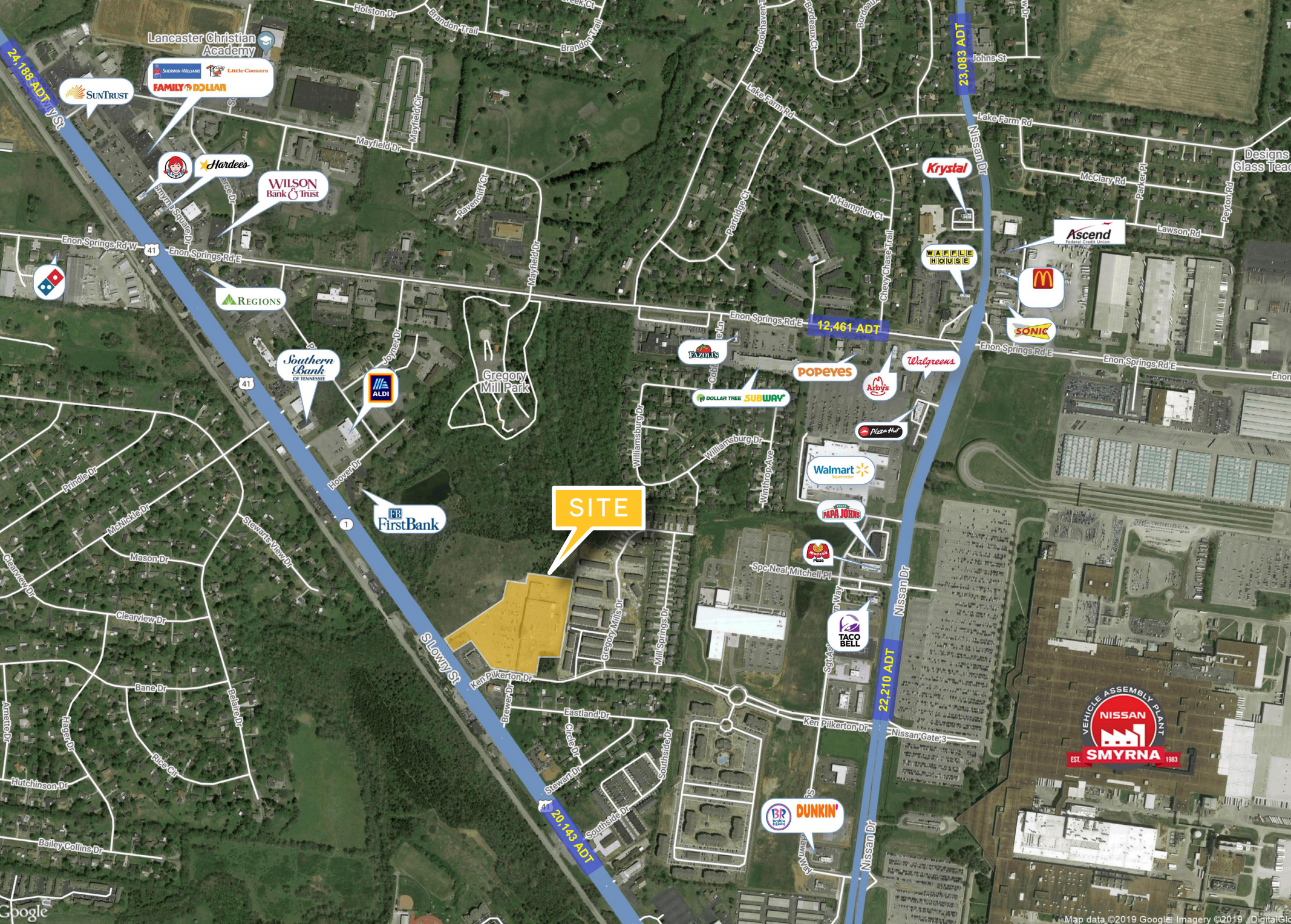
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