

# BAKERY –CAFÉ FOR LEASE

ALMAVILLE PLAZA at 1932 ALMAVILLE ROAD in SMYRNA, TN 37167



- ◆ **BUILT-OUT BAKERY-CAFÉ SPACE IN RETAIL CENTER— 1,531 SF FOR LEASE AT \$18/SF + \$3/SF IN CAM FEES | TOTAL LEASE AT \$2,679 PER MONTH**
- ◆ **UNIQUE DRIVE-THRU OPPORTUNITY**
- ◆ **EXSITING KITCHEN EQUIPMENT, TABLES, CHAIRS & COUNTERS INCLUDED IN LEASE**
- ◆ **GOOD LOCATION IN SMYRNA WITH NISSAN DOWN THE ROAD**

## 2015 PROJECTED DEMOGRAPHIC HIGHLIGHTS

	1-MILE	3-MILE	5-MILE
POPULATION	2,287	25,730	58,745
HOUSEHOLDS	785	9,349	22,136
AVERAGE HH INCOME	\$89,426	\$74,988	\$72,305

**TRAFFIC COUNT 17,000 CARS PER DAY**

