



# RETAIL SPACE FOR LEASE

ALMAVILLE PLAZA at 1932 ALMAVILLE ROAD in SMYRNA, TN 37167



- ◆ **LAST AVAILABLE SPACE IN RETAIL STRIP CENTER**
- ◆ **2,363 SQUARE FEET AVAILABLE FOR LEASE AT \$15/SF + \$3/SF CAM FEE**
- ◆ **SPACE NOT BUILT OUT | FLEXIBLE ON USE AND LAYOUT WITH TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR QUALIFIED TENANT**
- ◆ **CO-TENANTS INCLUDE TWO RESTAURANTS, ANYTIME FITNESS, DRYCLEANER, DENTIST, ETC.**

## 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		

