



STEWART CREEK - NEW RETAIL SPACES

2480 ALMAVILLE RD

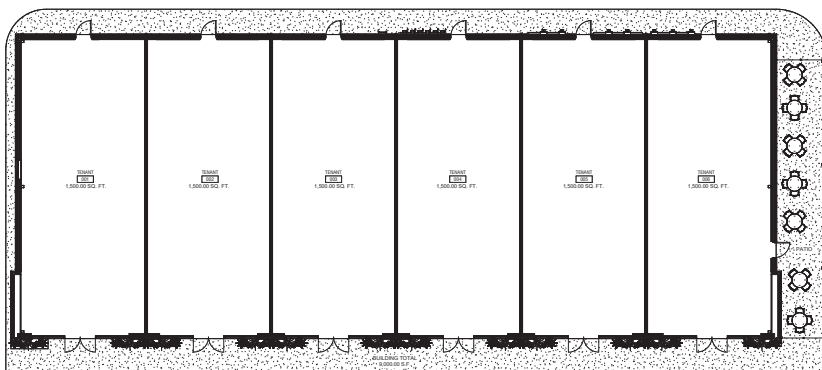
SMYRNA, TN 37167



ABOUT THE PROPERTY

New construction retail center offering six 1,500 SF spaces (up to 9,000 SF total). Flexible layout—spaces can be combined. Ideal for retail, restaurant, or drive-thru use. Highly visible location with easy access to I-24 and strong surrounding demographics. Starting at \$38/SF NNN.

Full Property Address	2480 Almadale Rd Smyrna, TN 37167
Space Available	1,500 up to 9,000 SF
\$/ SF	\$38 - 43 / SF NNN
Average Daily Traffic	Approx 35,000 VPD



AVAILABLE SPACES

Suite #	SF	Asking Rate	
1	1,500	\$43 / SF / NNN	Drive- Thru
2	1,500	\$38 / SF / NNN	
3	1,500	\$38 / SF / NNN	
4	1,500	\$38 / SF / NNN	
5	1,500	\$38 / SF / NNN	
6	1,500	\$40 / SF / NNN	Restaurant W/ Patio

3 MILE KEY FACTS



TOTAL HOUSEHOLDS
13,323



AVERAGE HH INCOME
\$111,097



2024 POPULATION
33,719

CONTACT:

SHAWN HANIFF | MANAGING BROKER | (615) 319-5122 | SHANIFF@CWPROPERTIESLLC.COM

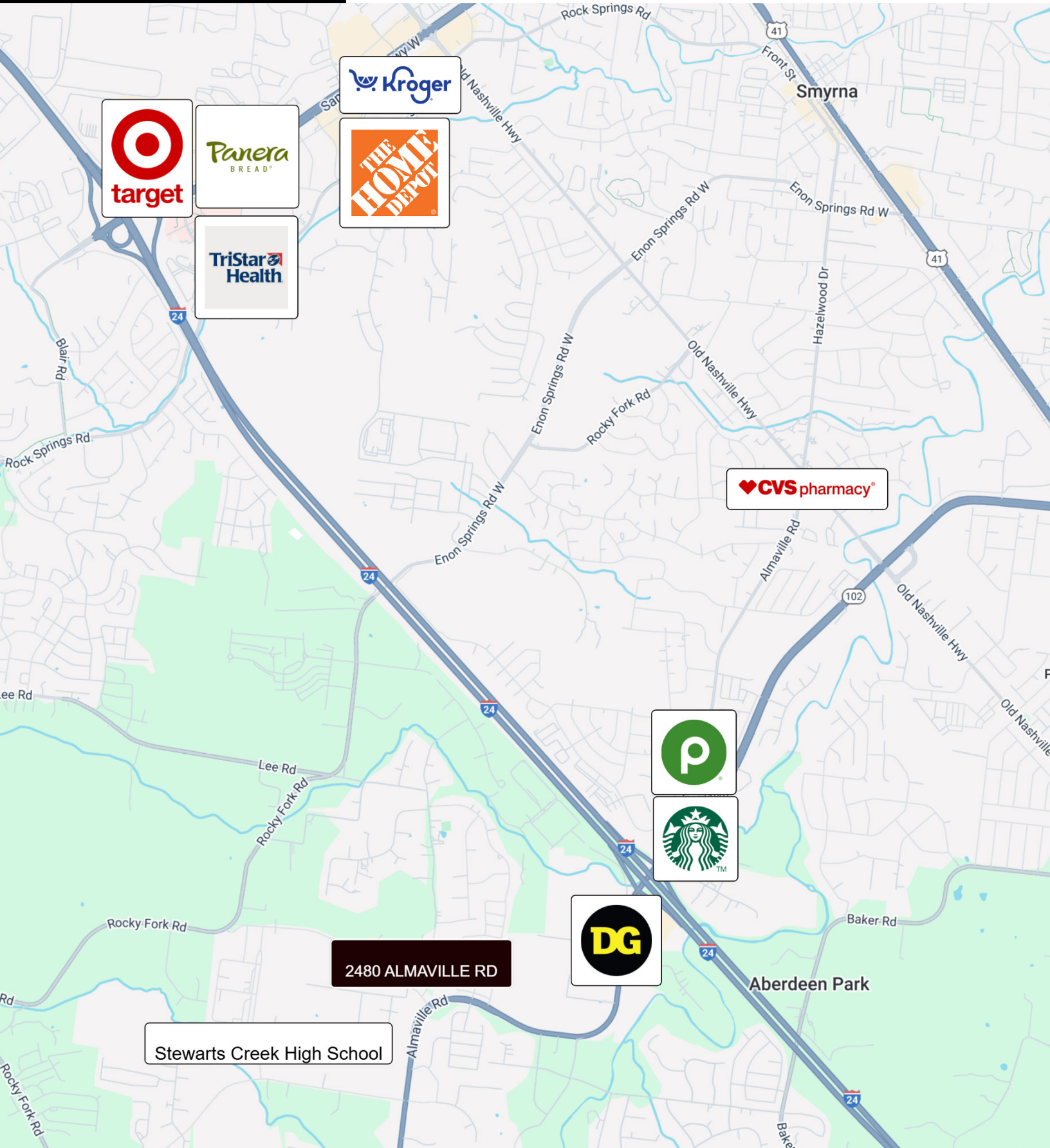
COMMONWEALTH PROPERTIES, LLC. | (615) 292-4062 | 1019 16TH AVE S. | NASHVILLE, TN 37272



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