

SALE OR LEASE

COUNTRY VILLAGE PLAZA | BIG BOX RETAIL CENTER

±36,492 Total Square Feet; ±28,368 Square Feet for Lease

CHARLES
HAWKINS CO.
Commercial Real Estate Services

COUNTRY VILLAGE PLAZA



250 COUNTRY VILLAGE DR
SMYRNA, TN

Erin Badaracco
Vice President
C: (615) 406-4096
ebadaracco@charleshawkinsco.com

Michael W. Groos
First Vice President
C: (615) 405-5902
mgroos@charleshawkinsco.com

McNeill Stout
Vice President
C: (615) 403-8034
mstout@charleshawkinsco.com

Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204
O: (615) 256 - 3189
www.charleshawkinsco.com

COUNTRY VILLAGE PLAZA

Bargain Hunt

SALE OR LEASE
BIG BOX RETAIL CENTER

TENANT MIX

Suite 210-220 El Pueblo Mexican Restaurant

Suite 230 Church of God

Suite 240 Church Caminar

Suite 250: Vacant (28,368 SF Available)

SIZE	±36,492 Total SF
LEASE OPTION	±28,368 SF \$10/SF Gross
TYPE	Big Box Retail Center
PARKING	125 Spots
STRONG DEMOGRAPHICS	96,545 people live within 5 miles with an average annual income of \$91,293
LOCATION	Visibility from the highly traveled Almadale Road

SALE PRICE **\$4,999,000**

EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to bring to market **Country Village Plaza** at 250 Country Village Drive, Smyrna, TN.

Positioned in the heart of Smyrna, one of Middle Tennessee's fastest-growing suburban markets, this ±36,492-square-foot big box retail center represents a compelling investment opportunity within the greater Nashville Metropolitan area.

Surrounded by a robust mix of national retailers, daily-needs services, and major employment drivers—including the Nissan North America manufacturing facility—this center benefits from consistent consumer traffic and established retail synergy.

Leasing Opportunity – 28,368SF Available

The property currently features approximately 28,368 square feet of available space, presenting a significant leasing opportunity for retailers.

LOCATION





DEMOGRAPHICS

SMYRNA TN

55,066

Population

High Quality of Life:

One of Fortune Magazine's **"50 Best Places to Live for Families"** in 2023.

Smyrna offers residents a high quality of life, with first-rate schools, diverse housing options, and a massive park system that includes over 800 acres of parkland.

Small town feel with an eye towards growth and progress.

With an ideal location just 20 minutes from the Nashville International Airport (BNA) and 30 minutes from Downtown Nashville, Smyrna provides excellent proximity to major urban hubs with a quaint, small-town feel.

Smyrna has become an economic power that is driven by a blend of industrial, commercial, and small-business growth. Leading the charge is the Nissan manufacturing plant that opened in 1981. The facility still thrives and employs approximately 8,000 people in Smyrna, making it the town's largest employer.

Recent revitalization of a historic train depot has jump started the revitalization of downtown, drawing several niche restaurants and small businesses to the area, some based in larger metro hubs.

Additionally, Smyrna is home to the busiest general aviation airport in the state, which also ranks as the third-largest airport in Tennessee.

The county boasts 2,100 businesses, and 64% of those businesses are small businesses.

Income

\$34,358

Per capita income

about three-quarters of the amount in the Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area: \$45,266

about 90 percent of the amount in Tennessee: \$37,866

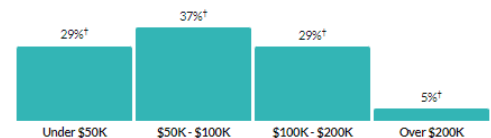
\$78,409

Median household income

a little less than the amount in the Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area: \$82,499

about 20 percent higher than the amount in Tennessee: \$67,097

Household income



Show data / Embed

Households

19,935

Number of households

the Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area: 805,828

Tennessee: 2,768,743

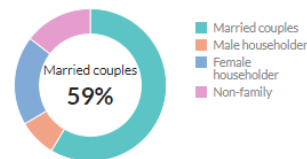
2.8

Persons per household

about 10 percent higher than the figure in the Nashville-Davidson--Murfreesboro--Franklin, TN Metro Area: 2.5

about 10 percent higher than the figure in Tennessee: 2.5

Population by household type



Show data / Embed

Recent Investment:

- Plans are underway to potentially house the Air National Guard at the airport, which would bring an influx of daily employees, and a further boost to the town's economy.
- PepsiCo Beverages North America has developed a new 400,000 SF facility in Smyrna, Tennessee, which is expected to open in Spring 2024.
- One of the town's most ambitious initiatives is the \$200 million Sewart's Landing development, a mixed-use project encompassing 45 acres.

COUNTRY VILLAGE

PLAZA

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