

# SALE OR LEASE

## COUNTRY VILLAGE PLAZA | BIG BOX RETAIL CENTER

±35,568 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

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# 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)

<b>SIZE</b>	±35,568 Total SF
<b>LEASE OPTION</b>	±28,368 SF   \$10/SF Gross
<b>TYPE</b>	Big Box Retail Center
<b>PARKING</b>	125 Spots
<b>STRONG DEMOGRAPHICS</b>	96,545 people live within 5 miles with an average annual income of \$91,293
<b>LOCATION</b>	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 ±35,568 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 – 28,368 SF Available

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

# LOCATION



## RENT ROLL

Tenant	Suite	SF	Lease Start	Lease End	Monthly Rent		Annual Rent		Rent Per Square Foot		Increases/Options		
					Base Rent	Recoveries	Base Rent	Recoveries	Base Rent	Recoveries	Start Date	Total Monthly Rent	Notes
El Pueblo Mexican Restaurant	210-220	4,000	11/1/2025	10/31/2...	\$3,687.20	\$797.80	\$44,246.40	\$9,573.60	\$11.06	\$2.39	11/1/2026	\$4,597.13	2.5% Increase
											11/1/2027	\$4,712.06	2.5% Increase
												11/1/2028	TBD
The Church of God -Smyrna	230	2,000	12/1/2012	2/28/2027	\$1,625.00	N/A	\$19,500.00	N/A	\$9.75	N/A	N/A		
Church Caminar Abrar Y Sembrar	240	1,200	6/1/2024	5/31/2027	\$1,900.00	N/A	\$22,800.00	N/A	\$19.00	N/A	6/1/2027	TBD	Rate to be set by Landlord 60 days prior to expiration.
VACANT	250	28,368											
<b>Subtotals</b>		<b>35,568</b>			<b>\$7,212.20</b>		<b>\$86,546.40</b>	<b>\$9,573.60</b>					

# EXPENSES

Expenses	
Real Estate Taxes	\$29,811.00
Insurance	\$22,518.00
Repairs & Maintenance January 2026 - April 2026	
Security	\$320.00
Landscaping	\$1,360.00
Misc. Repairs	\$2,949.89
Utilities	\$8,603.37



# 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

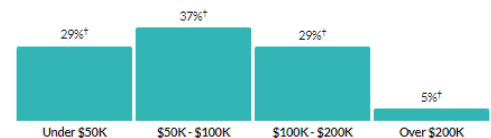
**\$78,409**

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

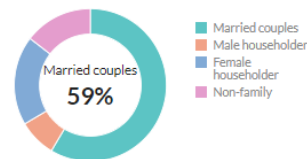
**2.8**

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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