

# CHARLES HAWKINS CO.

Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37211



FOR SALE

# WEAKLEY CENTER

291 Sam Ridley Pkwy, Smyrna, TN

## INVESTMENT OPPORTUNITY

Prime Opportunity to Invest in a 38,590 SF Multi-Tenant Free-Standing Retail Center with Quality Tenants on a Main Thoroughfare in Smyrna, TN

## CONTACT US

Michel W. Groos  
Senior Vice President  
615-345-7218  
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## TENANTS

Smyrna Nutrition & Energy  
Staff Mark  
Grace Asian Grocery Store  
Color Tyme  
Gyro Café  
Majestic Nail Salon  
Cricket  
Republic Finance  
Sam's Tobacco  
Thai Restaurant  
Doctor's Diet Program  
Hair Salon  
2 Brother's Pizzeria  
Smyrna Fruits Super Mercado

**Offering Memorandum Available Upon Request**

## THE OPPORTUNITY

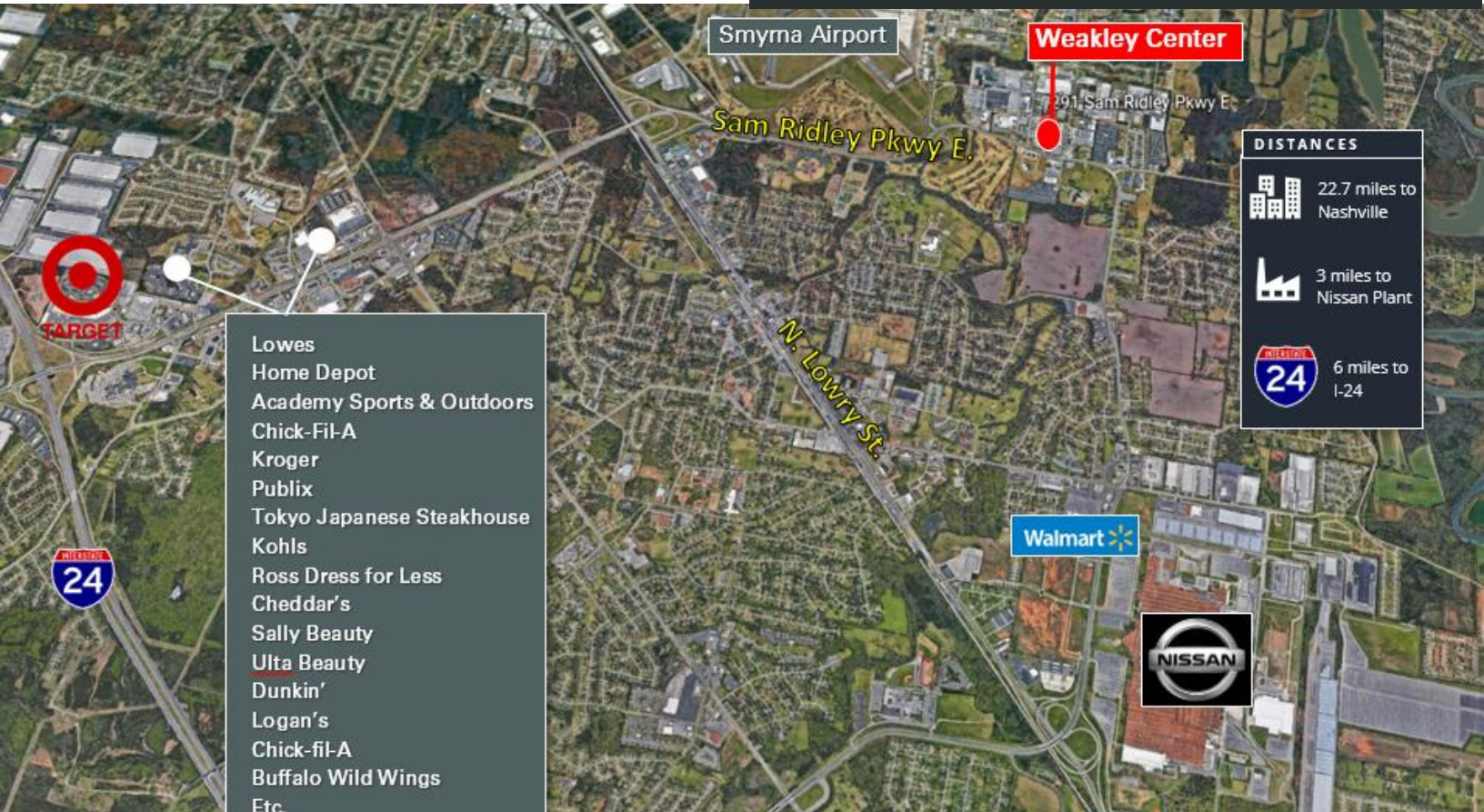
Charles Hawkins Co. is proud to exclusively offer for sale: The Weakley Center, located at 291 Sam Ridley Pkwy, Smyrna, TN.

The subject property consists of 38,590 SF of net leasable space, and of gross leasable area. There is currently only one (1) 4,800 SF vacancy in the center.

This offering is a rare opportunity for qualified investors to acquire an irreplaceable value-add asset with high-performing tenants in a growing submarket in one of the Nation's fastest growing counties.

## FINANCIAL SNAPSHOT

■ Sale Price:	<b>\$5,900,000</b>
■ NOI:	<b>\$410,399.70</b>
■ Occupancy	<b>87.6%</b>



# Investment Opportunity

Prime Location on a Main Thoroughfare in a Growing Corridor

## KEY DISTANCES

- 22.7 Miles to Nashville
- 3 Miles to Nissan Plant
- 6 Miles to I-24



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## Town of Smyrna

2021 Population: 53,268  
2026 Projection: 57,303  
Households: 20,008  
Avg. HH Income: \$74,705  
Med. HH Income: \$63,008