

## RETAIL FOR SALE



169 B South Lowry Street, Smyrna, TN 37167-2519



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>LOT SIZE:</b>	1.14 Acres
<b>BUILDING SIZE:</b>	7,200
<b>RENOVATED:</b>	2021
<b>ZONING:</b>	C-2 General Commercial

### PROPERTY OVERVIEW

7,200 sf commercial building. Partial renovation needs to be completed. Great space for event hall, Church, Warehouse/Storage, easily divisible, light industrial or other adaptive reuse. 8 Drive-in doors, office space, and restrooms. Large fenced lot. Plans approved by Smyrna for event space will transfer to new owner.

### PROPERTY HIGHLIGHTS

- 7,200SF total in 2 separate buildings
- 1.15 Acres
- Fenced level lot
- 8 drive-in roll-up doors
- Plumbed and ready bathrooms
- Recent renovation
- Zoned C-2 General Commercial

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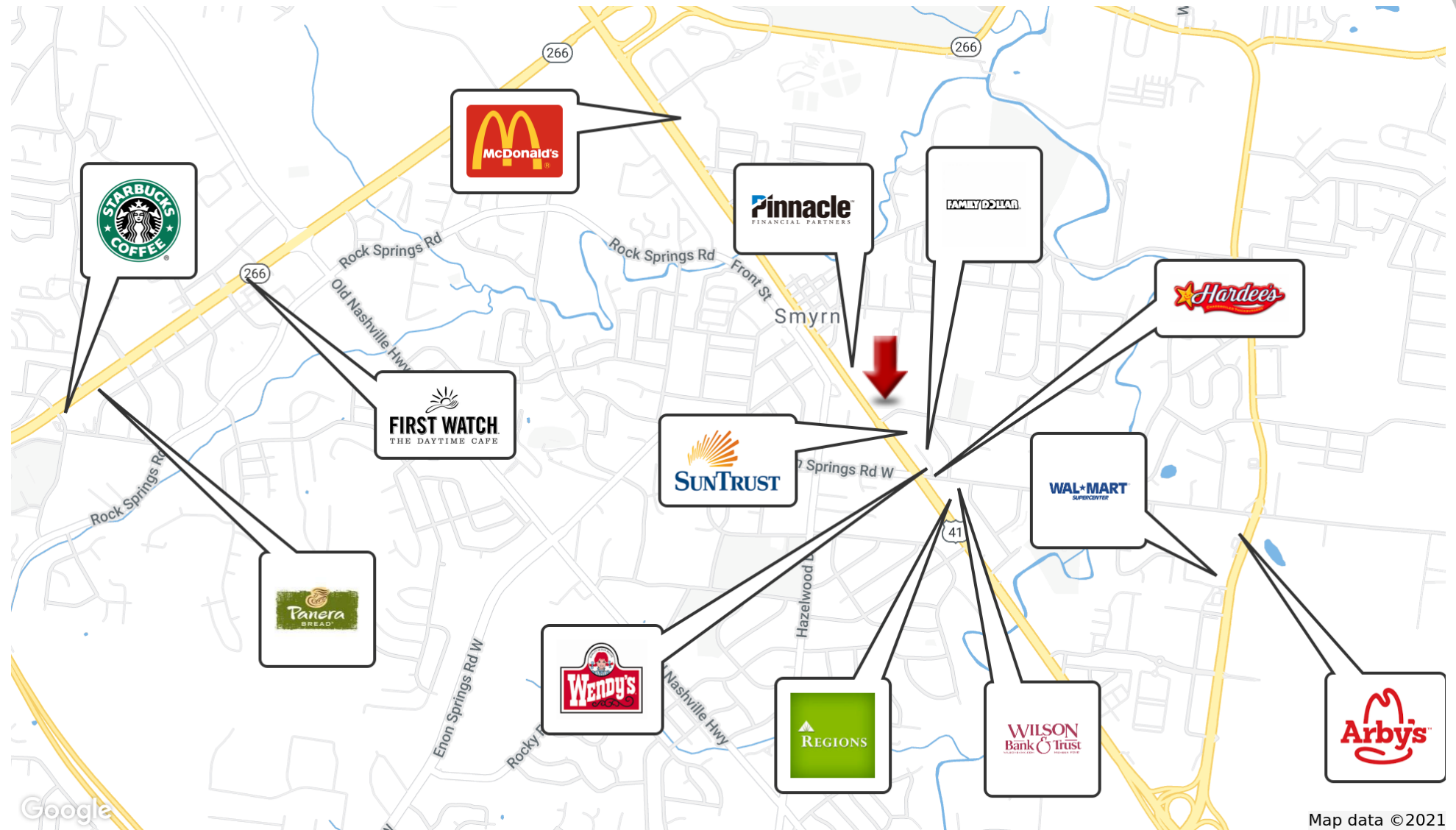
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Map data ©2021

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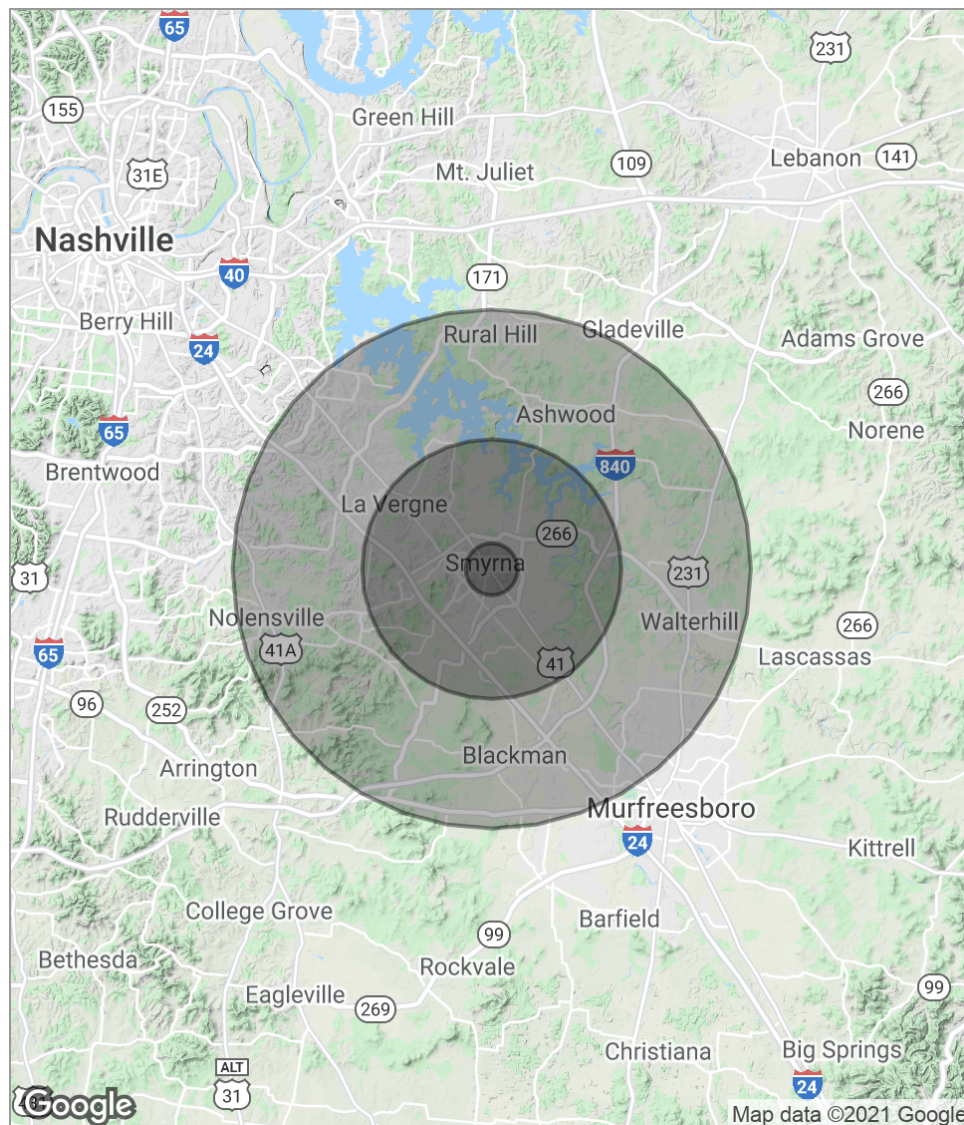
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,079	78,146	186,997
Median Age	36.7	32.6	34.1
Median Age (Male)	34.1	31.9	33.7
Median Age (Female)	37.8	33.4	34.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,662	28,659	68,741
# Of Persons Per HH	2.5	2.7	2.7
Average HH Income	\$56,057	\$61,910	\$68,957
Average House Value	\$134,691	\$157,082	\$171,058

*\* Demographic data derived from 2010 US Census*

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