



**Publix #1238 - The Shops at Lee Village**  
 1640 Lee Victory Parkway  
 Smyrna, TN 37167  
 Lat 35.941, Long -86.527

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	5,059	38,534	79,829
2023 Population	5,849	43,305	89,915
2018 Average HH Income	\$92,484	\$77,476	\$75,126
2018 Median HH Income	\$74,479	\$63,005	\$60,399

## PROPERTY HIGHLIGHTS

- Publix Anchored Neighborhood Center
- Built in 2008
- Interstate visibility from I-24 in Smyrna, TN
- Located close to the Nissan Manufacturing Plant
- Excellent opportunity for retail, restaurants and medical
- Combined Traffic Counts: 39,549 CPD

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## SITE PLAN

STE	TENANT	SIZE
1A	Jet's Pizza	1,400
1B	Kwik Sack	1,400
1C	AVAILABLE	1,050
1DE	Select Staffing	3,150
2A	Smyrna Cafe	2,100
2B	Great Clips	1,400
2C	Saffire Vapor	1,400
2D	Hot Spot Tanning	1,400
2E	Essence Nail Salon	1,750
3A	Publix	45,600
4A	Edward Jones	1,400
4B	AVAILABLE	1,400
4C	Grace Barre Ladies Fitness Boutique	1,400
4D	Rudowski Eyecare	1,400
4E	State Farm Insurance	1,400
4F	Sparta Grill	1,400
5A	Goodwill	1,200
5B	Happy Fast Food	1,200
5CD	Chagos Mexican Restaurant	2,400
<b>TOTAL</b>		<b>73,850</b>

☐ AVAILABLE ☒ NOT OWNED



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