



GREAT COMMERCIAL BUILDING ON 1.2 AC

FOR SALE

1419 Smithville Hwy
McMinnville, TN 37110

ParkTrust
COMMERCIAL

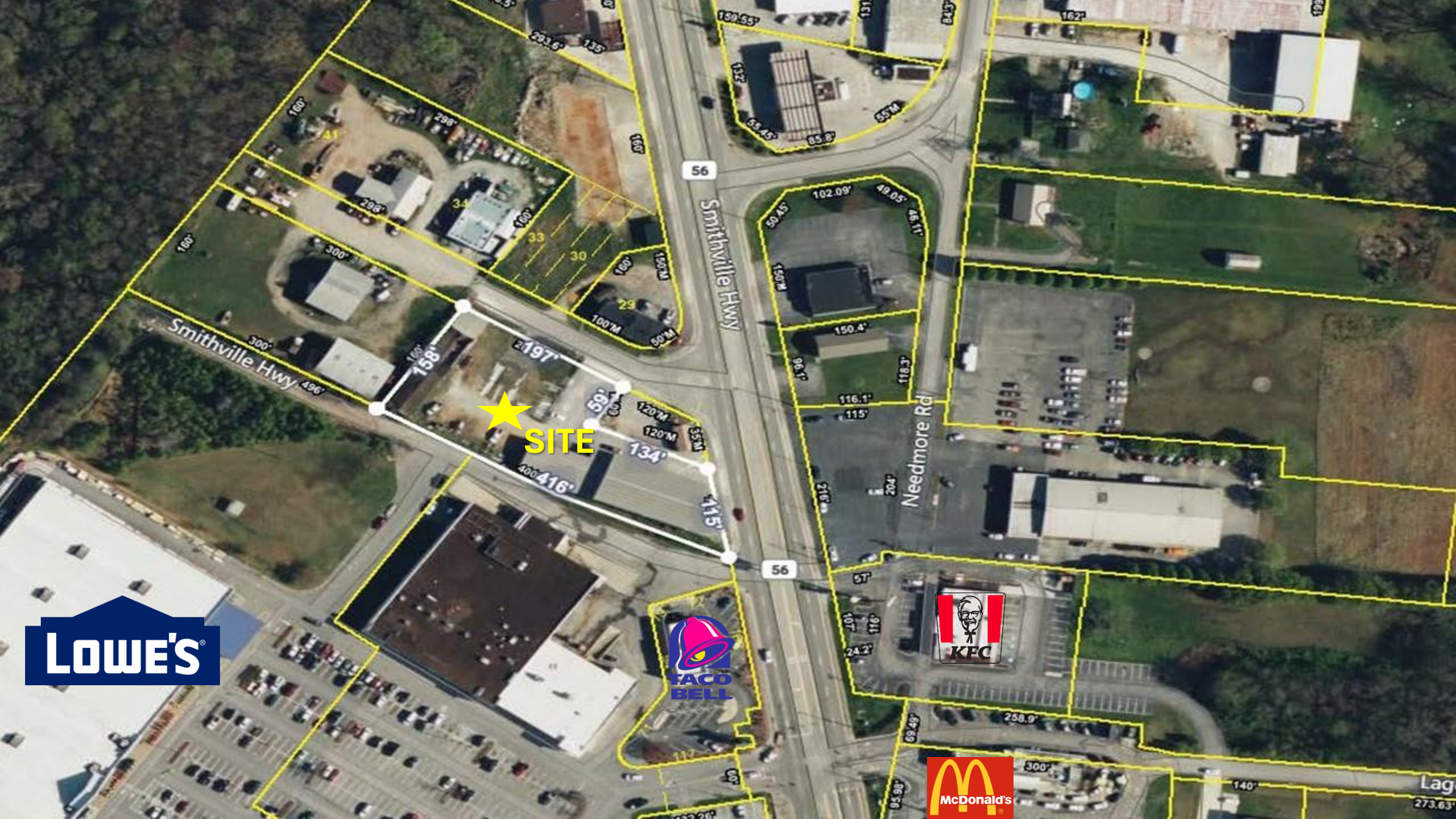
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TNLIC# 221569

- **PRICE: \$2,190,000**
- 1.2 Acres
- Close to Lowe's & Walmart
- Presently Operating as a plumbing supply business
- Building: 18,000 +/- SF
 - 1st Floor: 7,000 +/- SF, Heat/Air w/ Restrooms
 - Additional 5,500+/-SF of storage, warehouse space with 2 docks
 - 2nd Floor: 5,000+/- SF Heat/Air w/ Restroom, Conference/Break Room

1225 Garrison Drive, Suite 202, MURFREESBORO, TN 37129









SITE

LOWE'S

YAKS BELL

KFC

McDonald's

Applebee's

AMERICAS
BEST VALUE INN & SUITES

Waffle House

planet fitness

HARBOR FREIGHT

Walmart

TRACTOR SUPPLY CO.



Demographic Summary Report

1414 Smithville Hwy, McMinnville, TN 37110

Building Type: **General Retail**
 Secondary: **Auto Repair**
 GLA: **17,220 SF**
 Year Built: **1988**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	4,756		19,015		25,649	
2024 Estimate	4,460		17,787		23,987	
2020 Census	4,362		17,122		23,058	
Growth 2024 - 2029	6.64%		6.90%		6.93%	
Growth 2020 - 2024	2.25%		3.88%		4.03%	
2024 Population by Hispanic Origin	712		2,164		2,658	
2024 Population	4,460		17,787		23,987	
White	3,414	76.55%	14,386	80.88%	19,766	82.40%
Black	207	4.64%	714	4.01%	855	3.56%
Am. Indian & Alaskan	14	0.31%	66	0.37%	87	0.36%
Asian	47	1.05%	133	0.75%	171	0.71%
Hawaiian & Pacific Island	3	0.07%	8	0.04%	9	0.04%
Other	775	17.38%	2,481	13.95%	3,100	12.92%
U.S. Armed Forces	17		44		49	
Households						
2029 Projection	2,028		7,871		10,492	
2024 Estimate	1,903		7,364		9,814	
2020 Census	1,859		7,080		9,424	
Growth 2024 - 2029	6.57%		6.88%		6.91%	
Growth 2020 - 2024	2.37%		4.01%		4.14%	
Owner Occupied	861	45.24%	4,233	57.48%	6,154	62.71%
Renter Occupied	1,041	54.70%	3,131	42.52%	3,660	37.29%
2024 Households by HH Income	1,903		7,364		9,814	
Income: <\$25,000	637	33.47%	2,323	31.55%	2,814	28.67%
Income: \$25,000 - \$50,000	626	32.90%	2,102	28.54%	2,787	28.40%
Income: \$50,000 - \$75,000	311	16.34%	1,400	19.01%	1,889	19.25%
Income: \$75,000 - \$100,000	91	4.78%	491	6.67%	825	8.41%
Income: \$100,000 - \$125,000	110	5.78%	480	6.52%	593	6.04%
Income: \$125,000 - \$150,000	54	2.84%	185	2.51%	312	3.18%
Income: \$150,000 - \$200,000	54	2.84%	221	3.00%	327	3.33%
Income: \$200,000+	20	1.05%	162	2.20%	267	2.72%
2024 Avg Household Income	\$48,880		\$55,262		\$59,177	
2024 Med Household Income	\$33,324		\$40,454		\$43,214	