REDUCED PRICE



GREAT COMMERCIAL BUILDING ON 1.2 AC

FOR SALE

1419 Smithville Hwy
McMinnville, TN 37110

- **REDUCED PRICE: $1,650,000**
- 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

ParkTrust
COMMERCIAL

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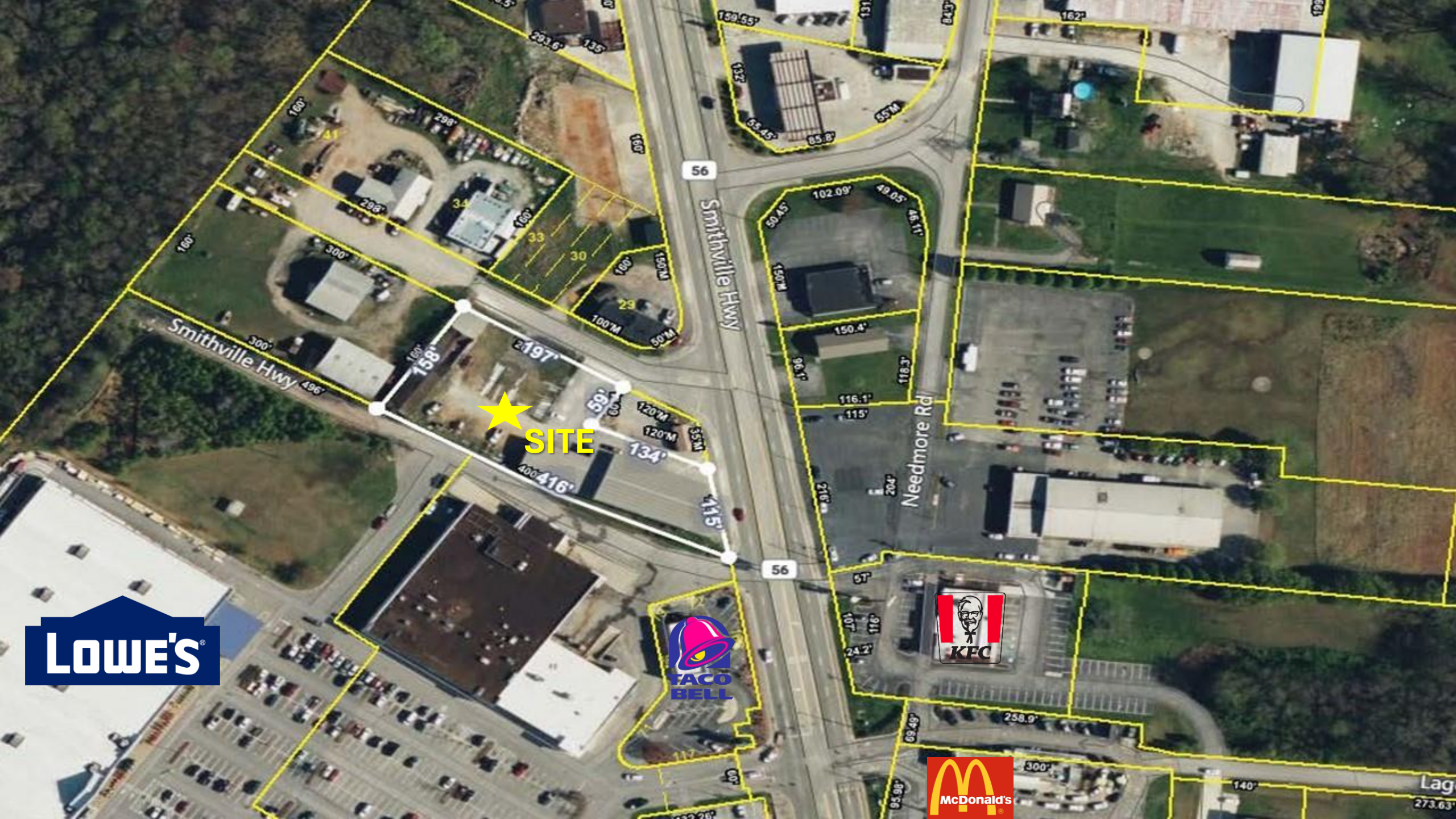









SAMA REPAIR


Smithville Hwy
56
Smithville Hwy
Needmore Rd
SITE
158'
197'
59'
134'
416'
115'
LOWE'S
TACO BELL
KFC
McDonald's


SITE
LOWE'S
KFC
TACO BELL
McDonald's
Applebee's
AMERICAS BEST VALUE INN & SUITES
WAFFLE HOUSE
planet fitness
HARBOR FREIGHT
Walmart
TRACTOR SUPPLY Co
McMinnville Plaza
State Highway 1
Smithville Hwy
Morton Hollow Rd
Bybee Branch
Davenport Ln
Bratten St
Old Smithville Rd
Needmore Rd
Pinecrest St
Greggview St
Shadowlawn St
Couch St
Moss Dr
Chapel Dr
Mullican St
Cherry Ln
Bumpy Rd
Margo Ln
Lagoon Dr
Sunnyside Heights
Cherokee Dr
N Hills Dr
Park Ave
Fernwood St
Hillis St
Neal St
Northgate Dr
Davis Ln
Field St
56
1

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	

5/30/2025

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