

# Food Lion Plaza



## FOR SALE

719 S Congress Blvd.  
Smithville, TN 37166

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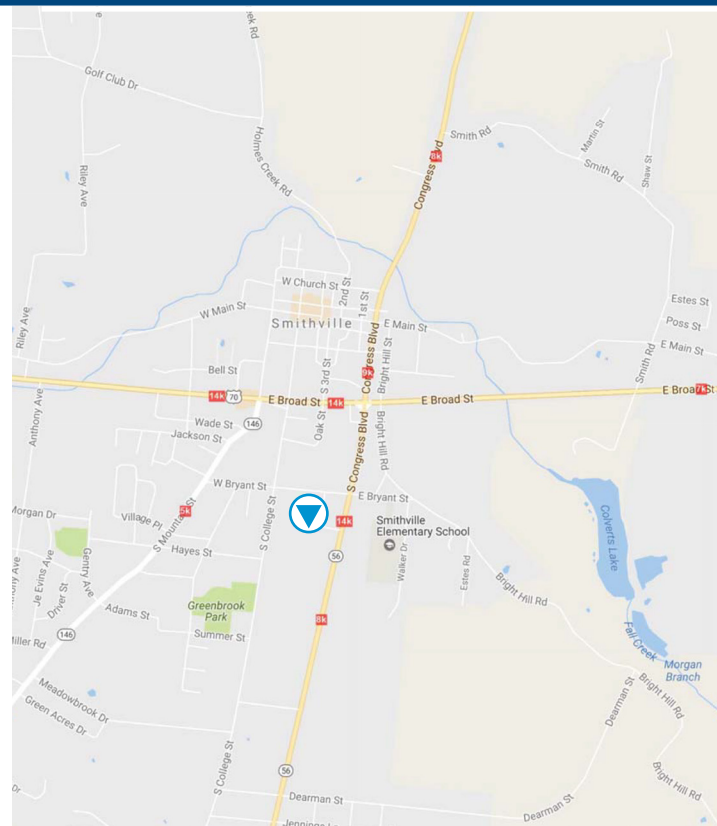
### Key Features/Highlights

- › 1 of only 2 large grocers in Smithville
- › Tenant has been at this location since 1995
- › Located at signalized intersection
- › Traffic Count:  $\pm$ 14,000 VPD

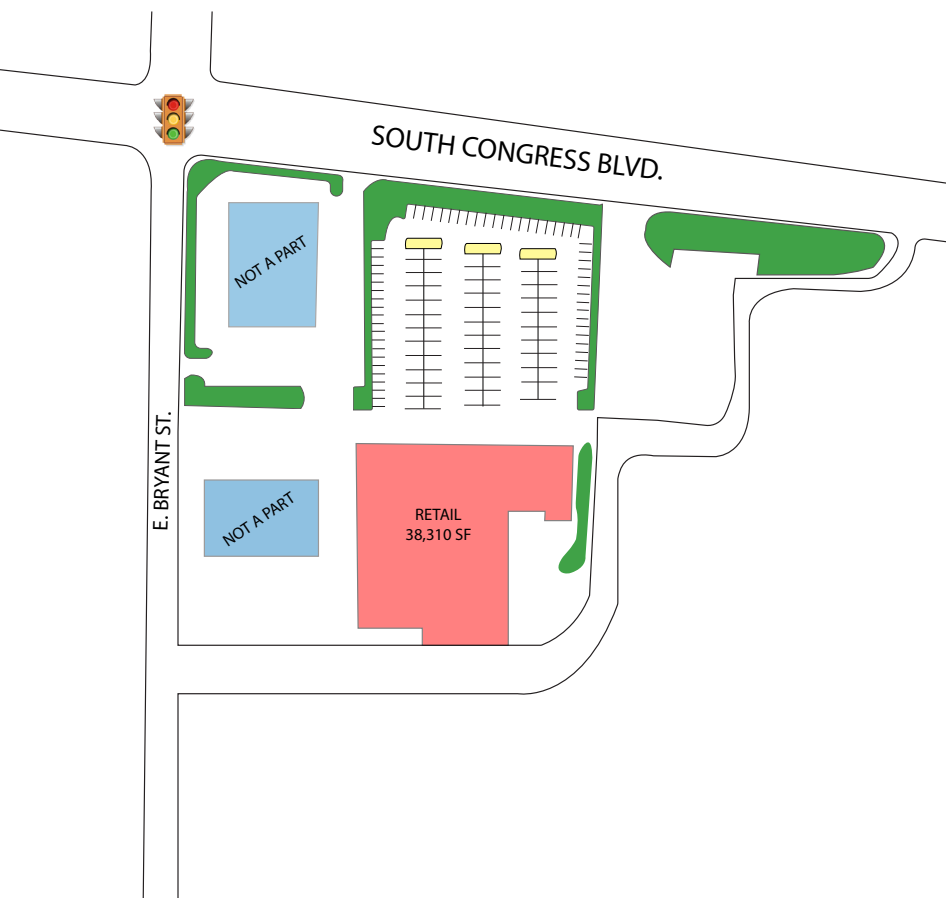
Sale Price: \$2,850,000

FOR SALE > Food Lion Plaza

Legal Address:	719 South Congress Blvd
Location:	Smithville, TN 37166
Site Area:	4.72 Acres
Improvements:	38,310 SF
Parking:	Ample
Zoning:	Commercial
2015 NOI:	\$227,576 (8% Cap)
Year Built:	1996
Proforma NOI with 5% Vacancy:	\$295K (10.4% Cap)
Property Taxes (2016):	\$23,047
Primary Lease Expires:	November 5, 2019 6 Extension Options Remaining



## Site Plan



## Contact Us

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