

FOR LEASE

Newberry Retail Center

3545 Almaville Rd

Smyrna, TN 37167

NEW CONSTRUCTION RETAIL FOR LEASE

**1,532 –
10,724 SF**

AVAILABLE

**\$38.00 –
\$40.00**

SF/YR

7

SPACES

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Commonwealth Properties, LLC.

1019 16TH AVE S

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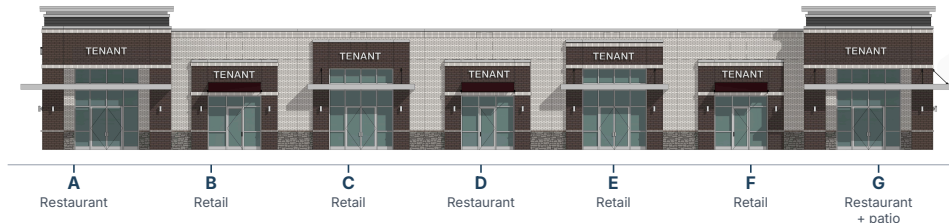


**NEWBERRY
DEVELOPMENT**

63 HOMES
84 TOWNHOMES
14 VILLAS

**PROPOSED BUILDING
AVAILABLE FOR LEASE**

BUILDING ELEVATION — 7 SUITES (A – G)



Newberry Retail Center

3545 Almadale Rd, Smyrna, TN, 37167

10,724
BUILDING SQFT

Now
PRE-LEASING

Rutherford County
COUNTY

New Construction
CONSTRUCTION

Suite A **\$40**
1,532 SF · Restaurant SF/Yr · NNN

Suite B **\$38**
1,532 SF · Retail SF/Yr · NNN

Suite C **\$38**
1,532 SF · Retail SF/Yr · NNN

Suite D **\$40**
1,532 SF · Restaurant SF/Yr · NNN

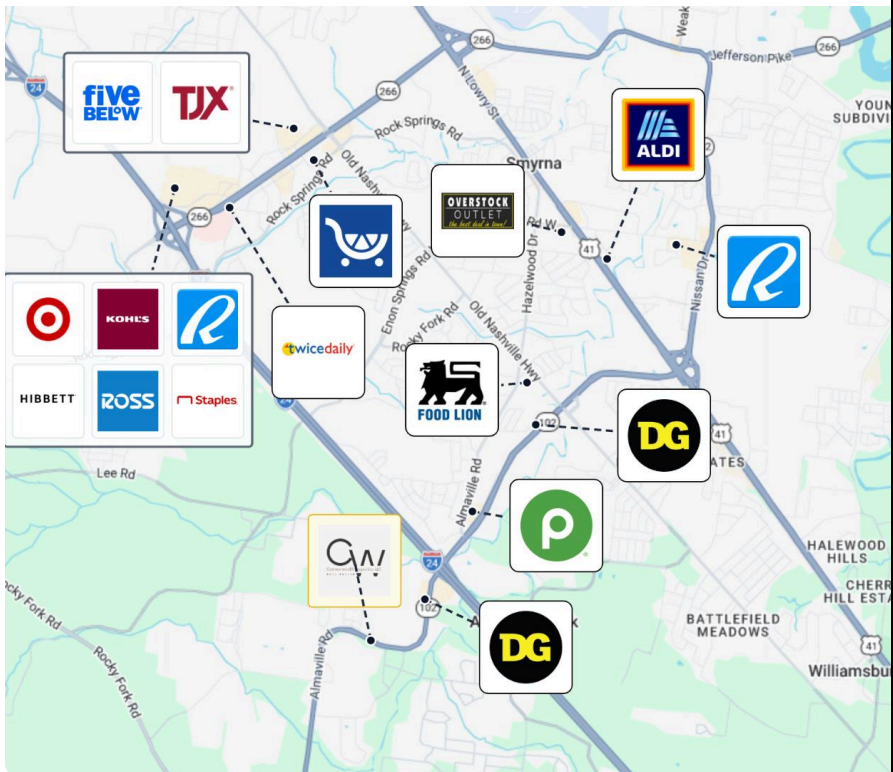
Suite E **\$38**
1,532 SF · Retail SF/Yr · NNN

Suite F **\$38**
1,532 SF · Retail SF/Yr · NNN

Suite G **\$40**
1,532 SF · Restaurant · Patio SF/Yr · NNN

PROPERTY HIGHLIGHTS

- Brand-new retail development in fast-growing Smyrna, TN
- Seven 1,532 SF suites available with flexible build-out
- Three restaurant suites — Suites A & D (no patio) and end-cap Suite G with outdoor patio
- Adjacent to Newberry — a new 176-unit master-planned community on 53.5 acres being developed directly behind the plaza (63 single-family homes, 84 townhomes, 14 villas)
- Newberry amenities — recreational lake, walking trails, pickleball courts, dog park, playground, and 22+ acres of open space — drive daily foot traffic past the plaza
- Strong demographics — 32,660 pop / \$112,275 AHI within 3 mi; 91,295 pop / \$105,529 AHI within 5 mi (CoStar 2025)
- Traffic count — ±20,400 VPD on Almadale Rd at Quail Ridge Rd (CoStar 2024)
- Convenient access to I-24 and the Murfreesboro/Nashville MSA



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