



The Shopping Center Group®

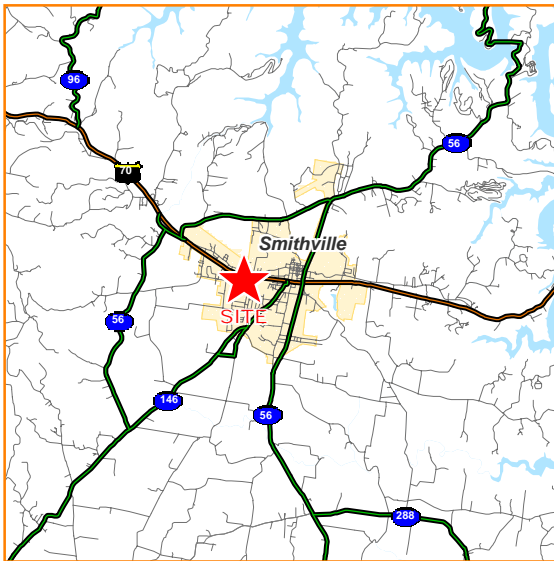
Retail Real Estate Specialists®

# Forum Shops of Smithville

Highway 70 & Anthony Avenue

## COMMUNITY SITE

### Smithville, TN - Dekalb County



#### PROPERTY HIGHLIGHTS

- Easily accessible to Wal-Mart Supercenter shoppers
- 16,000 SF of small shop space available
- Trade area services entire Dekalb County
- Signalized access with Highway 70
- Traffic Counts: Highway 70 - 20,500 vpd

For More Information Call:

Brian Forrester

615.259.0200

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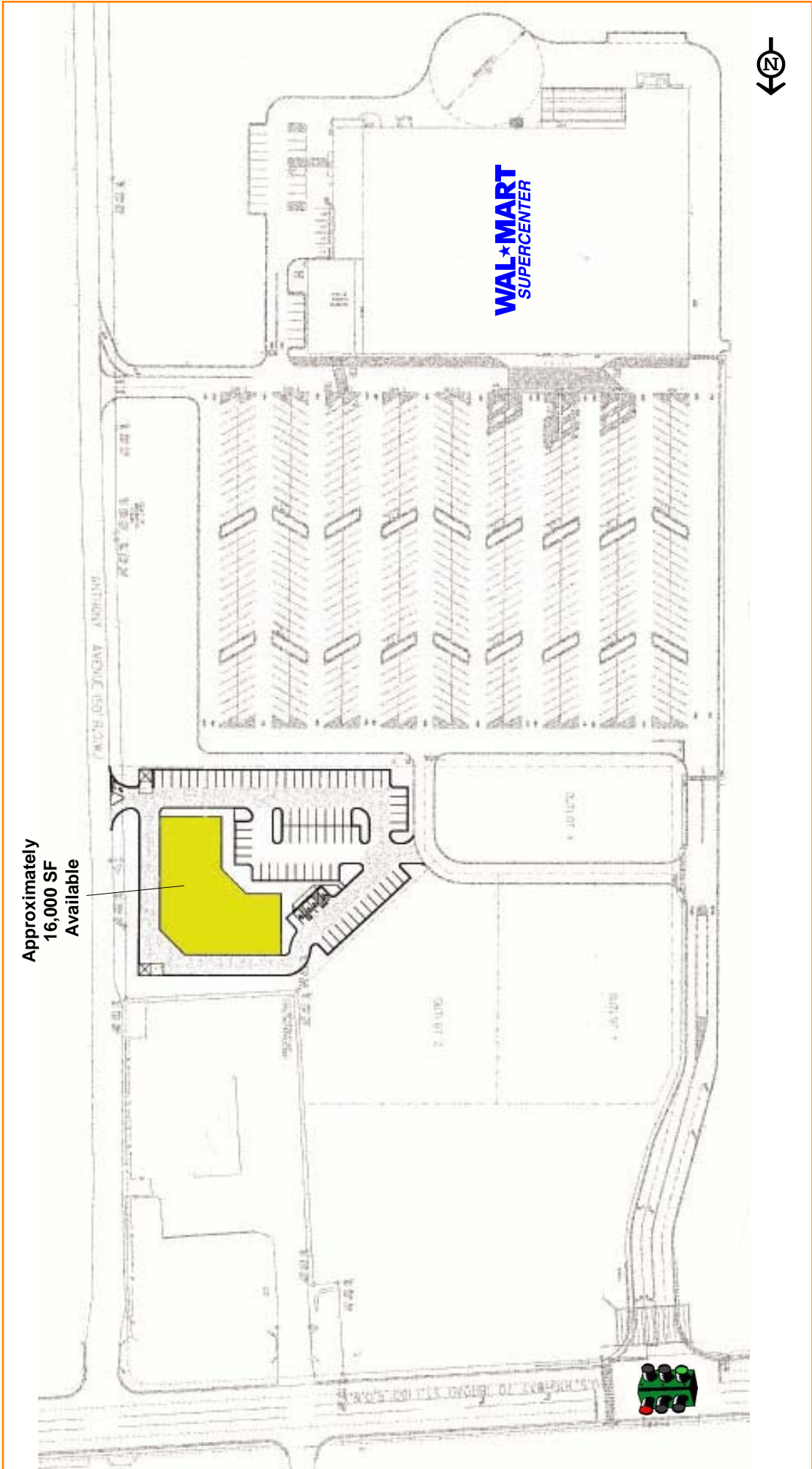
FOR LEASE



**FOR LEASE**

**Highway 70 & Anthony Ave.**

## Forum Shops of Smithville



Approximately  
16,000 SF  
Available

**WAL\*MART  
SUPERCENTER**

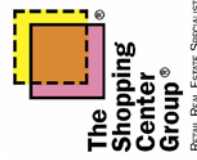
DEMOGRAPHICS*	5 MILE	7 MILE	10 MILE	15 MILE
Population	9,829	12,185	17,917	35,903
Avg. HH Income	\$47,725	\$46,887	\$46,345	\$45,562
Number of Households	3,935	4,846	7,210	14,309

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RETAIL REAL ESTATE SPECIALISTS™

\*Demographics: Claritas, 2005 Estimates  
\*\*Traffic Counts per Wal-Mart Study Forum Shops3,07.wor Rev. 3/27/2007