

FOR LEASE > RETAIL SPACE

Retail Space Opportunity

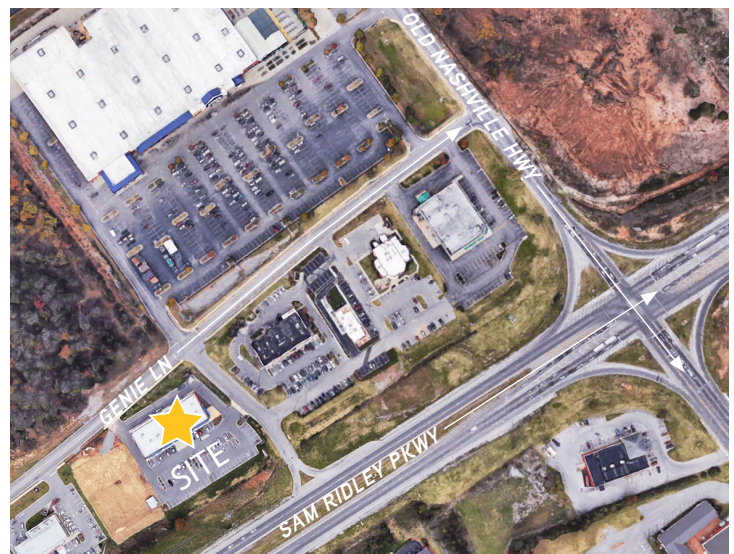


440 SAM RIDLEY PARKWAY WEST, SMYRNA, TN 37167



Site Features

- > Class A shopping center positioned on Sam Ridley Parkway, which is Smyrna's (Nashville MSA) main retail corridor
- > 1,668 - 2,403 SF available for lease
Suites 3 and 4 can be combined totaling 4,071 SF
- > Strong traffic counts on Sam Ridley Parkway with over 44,280 VPD
- > Average HH incomes in excess of \$70,850 and an estimated population of over 49,700 within 3-miles
- > Total retail expenditures \$1.01B within 5-miles



Lease Rate: Contact Agent

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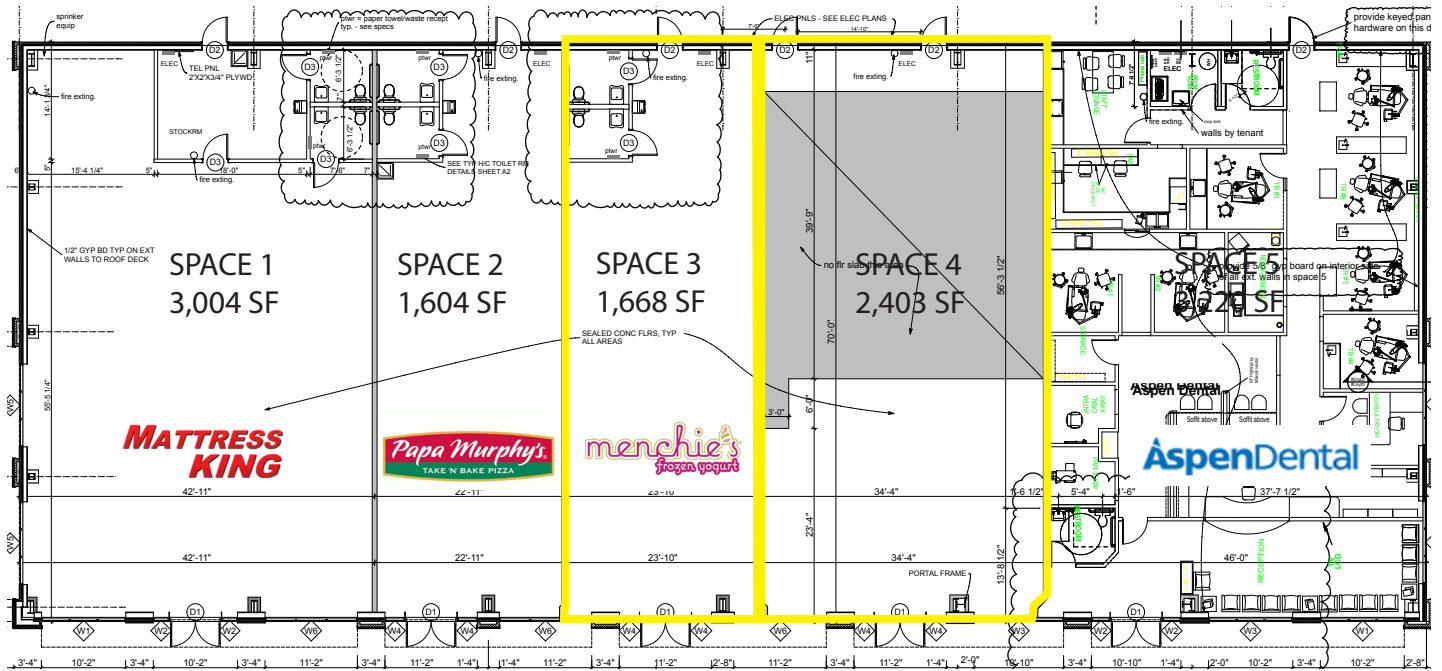
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Shopping Center Floor Plan



440 SAM RIDLEY PARKWAY WEST | SMYRNA, TN



Tenants

SUITE	TENANT	SF
1	Mattress King	3,004
2	Papa Murphy's	1,604
3	AVAILABLE	1,668
4	AVAILABLE	2,403
5	Aspen Dental	3,220

Demographics (2019)

	1 MILE	3 MILE	5 MILE
Population	8,197	49,720	102,379
Average HH Income	\$71,464	\$70,858	\$75,716
Traffic Count	44,280 on Sam Ridley Pkwy		



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

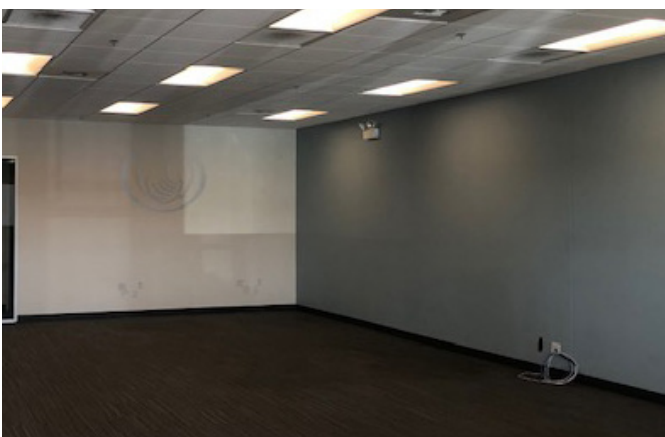
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Photos

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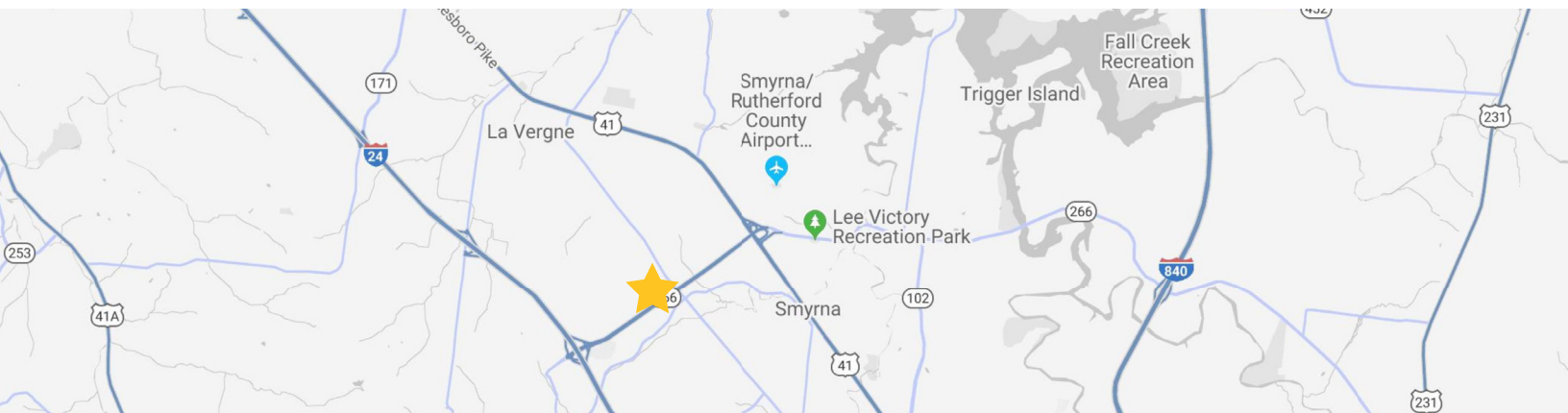
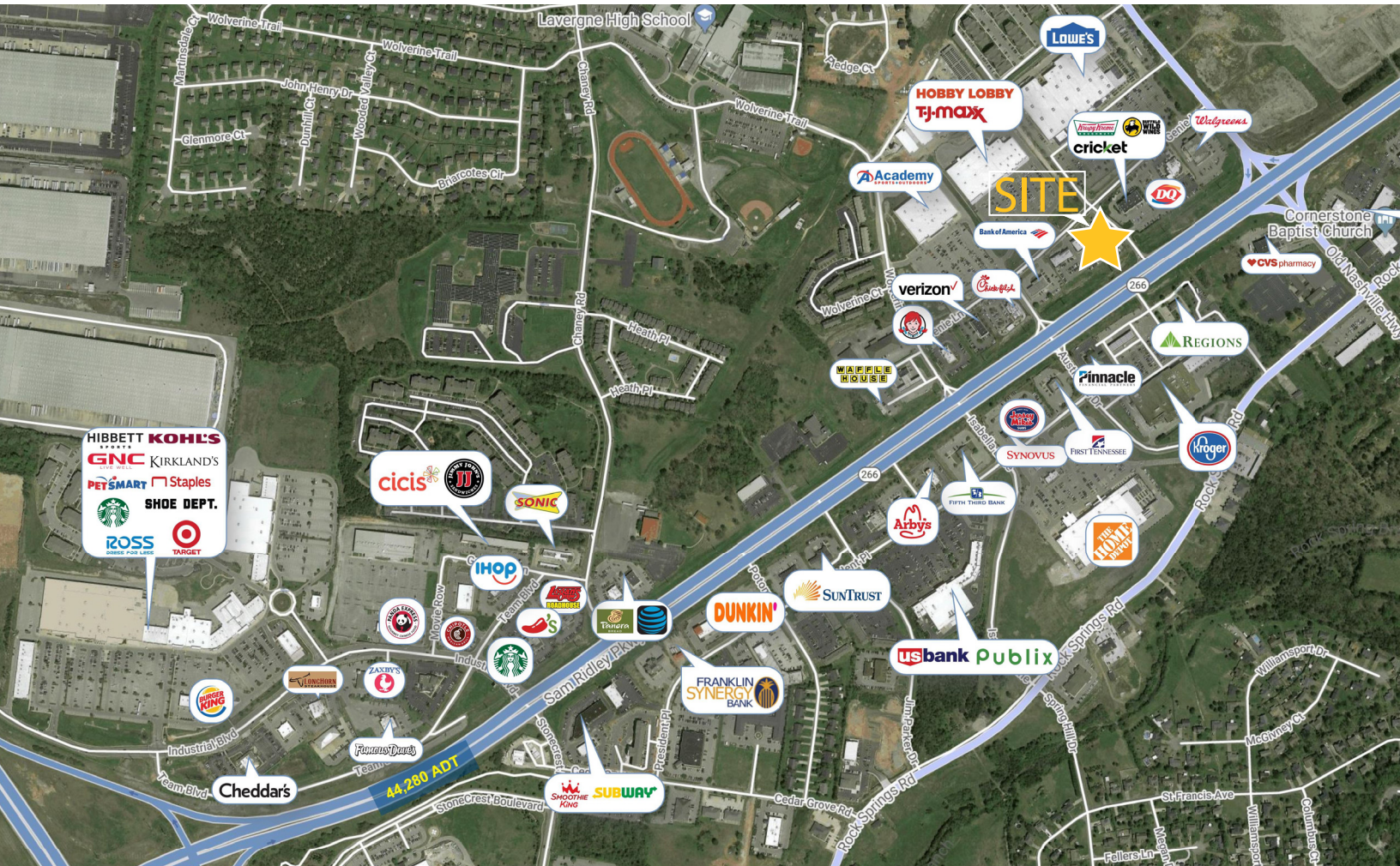
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Location

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