

NEIGHBORHOOD CENTER
FOR LEASE
THE SHOPPES OF MOVIE ROW

900
Grammer Lane
SMYRNA | TN 37167



Lease Rate: \$25.00 PSF / NNN



COLLIERS INTERNATIONAL
615 Third Ave S | Suite 500
Nashville, TN 37210
P: +1 615 850 2700

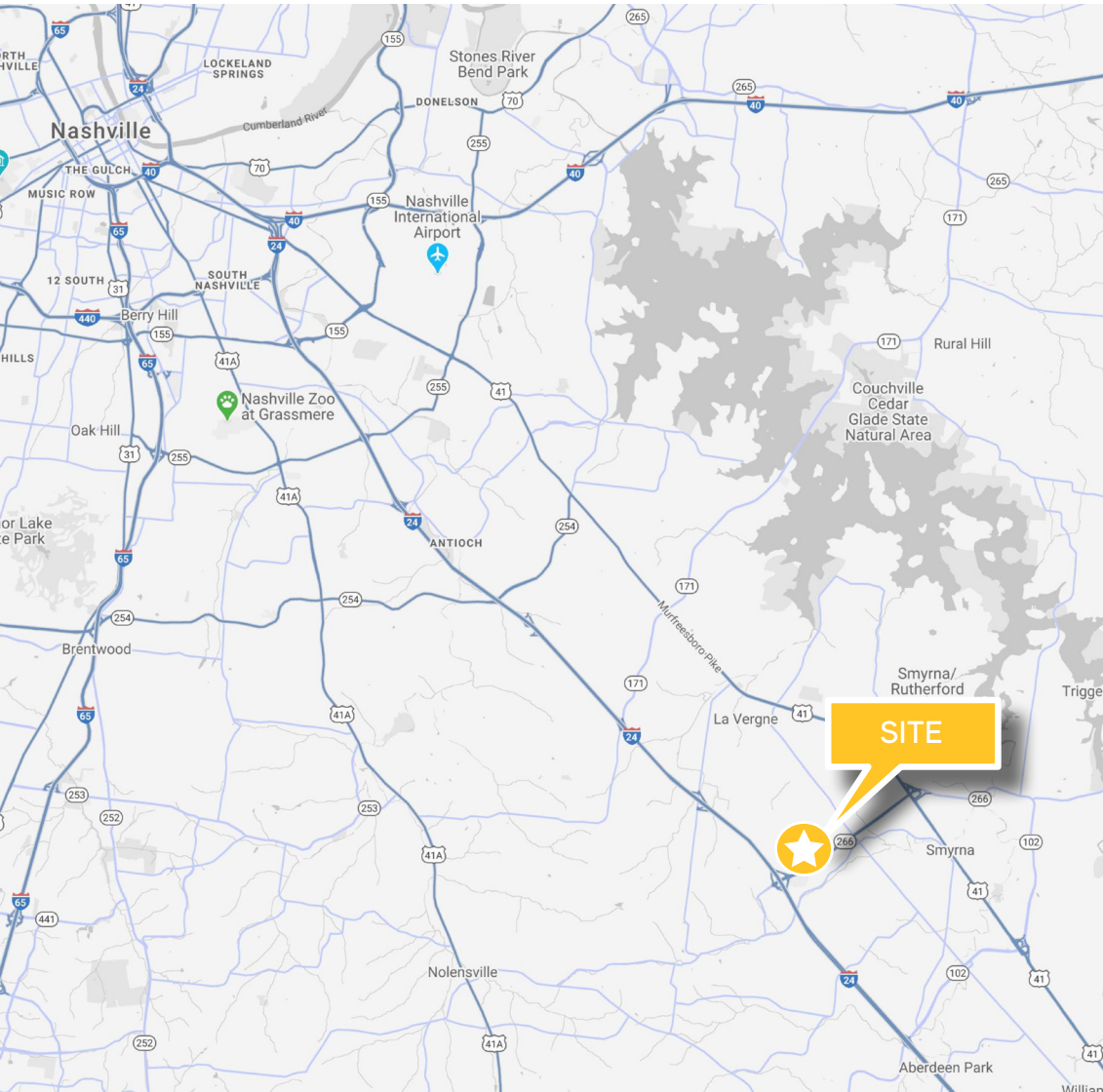
CAMERON MALAKOUTI
615 850 2748
cameron.malakouti@colliers.com

WOODY WIDENHOFFER
615 850 2795
woody.widenhofer@colliers.com

BRIAN FORRESTER, CCIM
615 850 2779
brian.forrester@colliers.com

NEIGHBORHOOD CENTER FOR LEASE

Grammer Lane
SMYRNA | TN 37167



SITE FEATURES

- » Class A 16,275 SF shopping center positioned in Smyrna's (Nashville MSA) main retail node off the Sam Ridley corridor
- » 1,200 SF available for immediate occupancy
- » Asking Base Rent \$25.00 SF and NNN totaling \$5.87 SF
- » Premier location surrounded by many national retailers and restaurants to include Roxy Movie Theater, Target, Kohl's, Panda Express, Chipotle, Panera Bread, Starbucks, Academy Sports, TJ Maxx and many others
- » Strong traffic counts on Sam Ridley with 47,085 VPD (TDOT 2018)
- » Total retail expenditures of over \$1B within 5-miles

2020 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
Population	45,246	102,124	164,566
Households	16,933	36,602	60,927
Projected 5-Year Growth	13%	12%	9.5%
Average HH Income	\$72,775	\$76,640	\$78,439
Total Retail Expenditure	\$454.7M	\$1.02B	\$1.72B

AVAILABLE: SUITE 300 1,200 SF





HIBBETT KOHL'S
GNC KIRKLAND'S
PETSMART Staples
SHOE DEPT.
Starbucks
ROSS DRESS FOR LESS
TARGET

SITE

SAM RIDLEY RETAIL

NEIGHBORHOOD CENTER FOR LEASE THE SHOPPES OF MOVIE ROW

900

Grammer Lane
SMYRNA | TN 37167



Lease Rate: \$25.00 PSF / NNN



COLLIERS INTERNATIONAL
615 Third Ave S | Suite 500
Nashville, TN 37210
P: +1 615 850 2700

CAMERON MALAKOUTI
615 850 2748
cameron.malakouti@colliers.com

WOODY WIDENHOFFER
615 850 2795
woody.widenhofer@colliers.com

BRIAN FORRESTER, CCIM
615 850 2779
brian.forrester@colliers.com