



Retail For Lease

440 Sam Ridley Pkwy W
Smyrna, TN 37167

Lease Rate:
Contact Agent

Site Features

- Class A shopping center positioned on Sam Ridley Parkway in Smyrna's (Nashville MSA) main retail corridor
- 3,004 SF end-cap available Spring 2025
- Strong traffic counts on Sam Ridley Parkway with over 48,942 VPD (TDOT 2023)
- Average HH incomes in excess of \$101,000 and an estimated population of over 54,000 within 3 miles
- Total retail expenditures \$2.14B within 5 miles

CONTACT US

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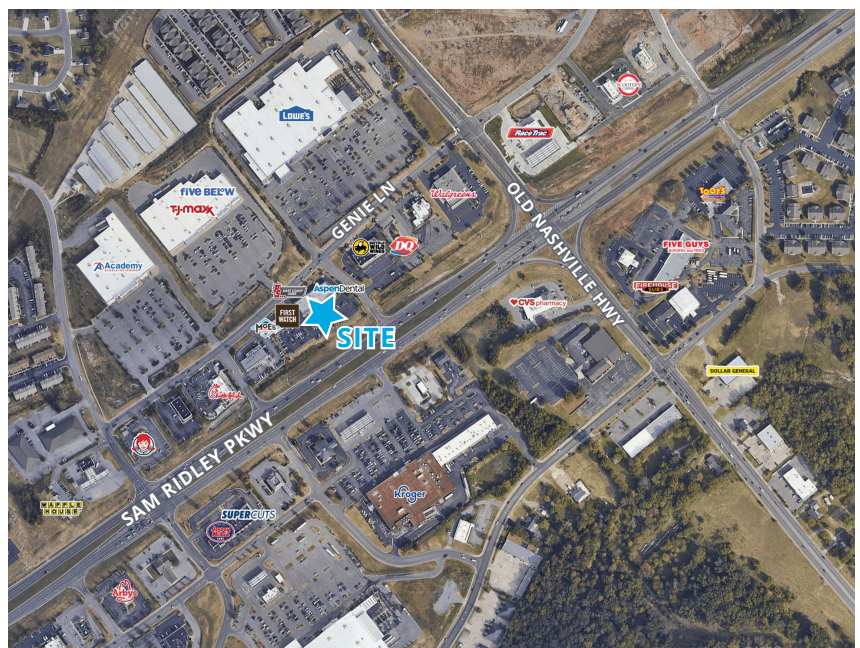
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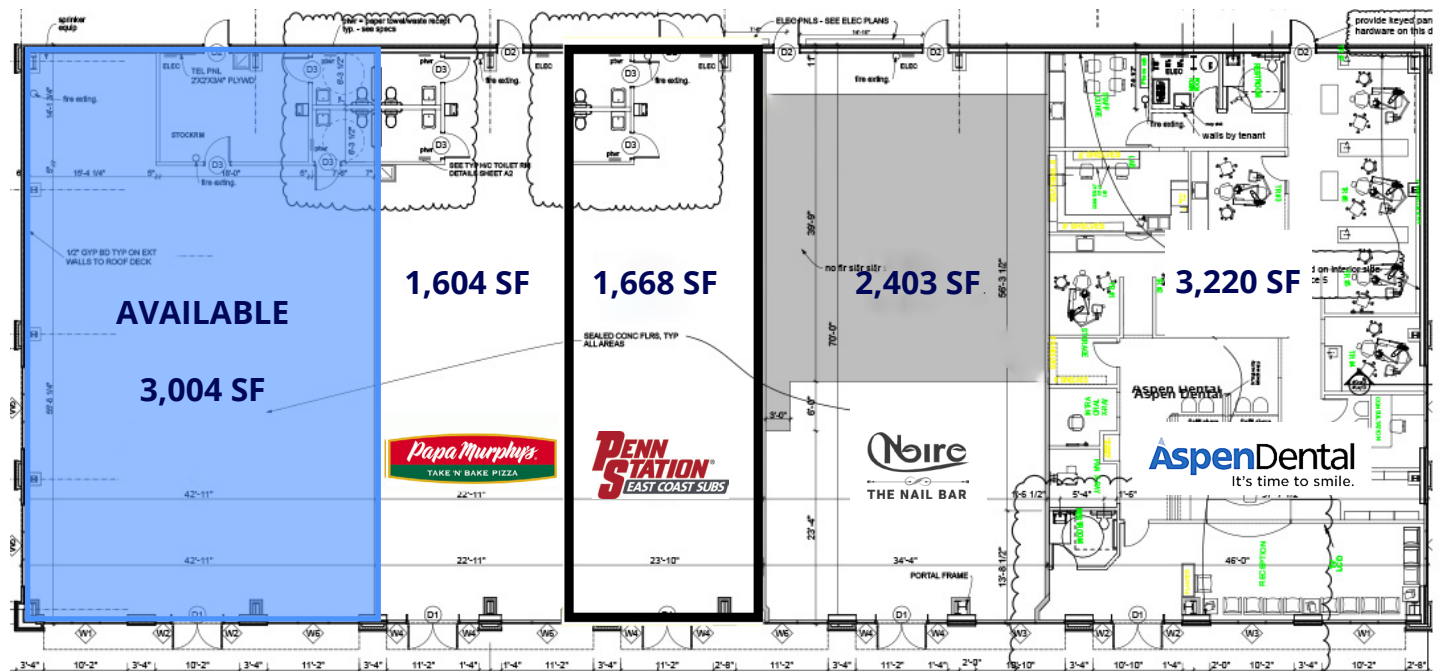
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400 Sam Ridley Site Plan



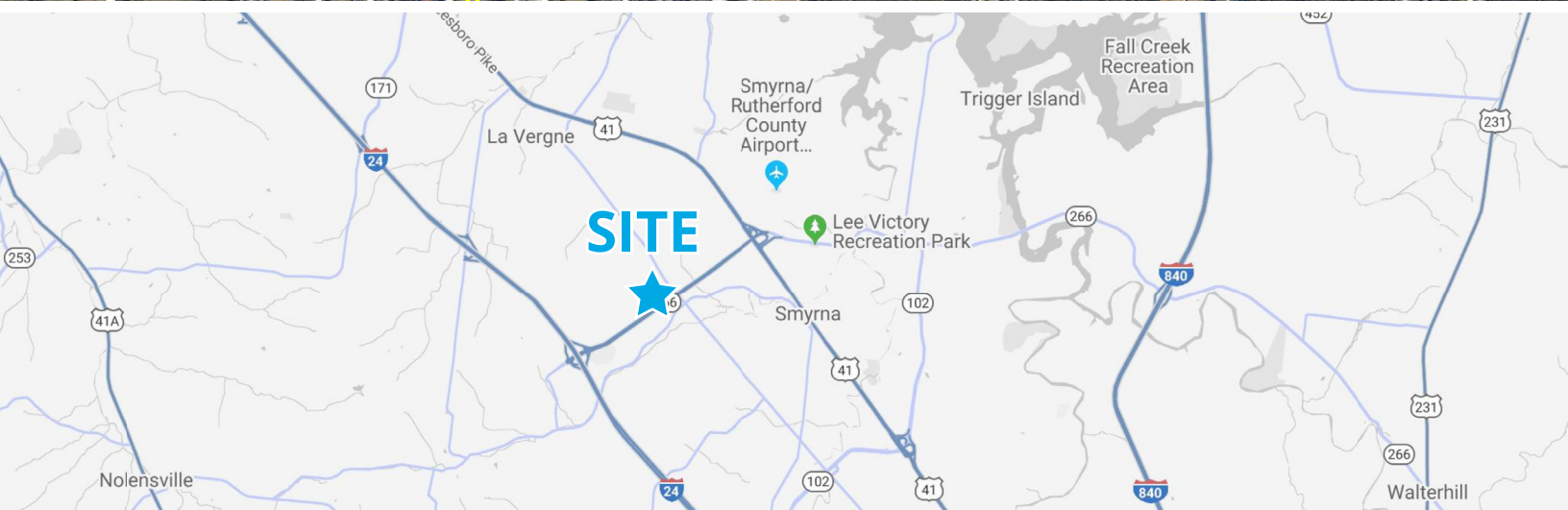
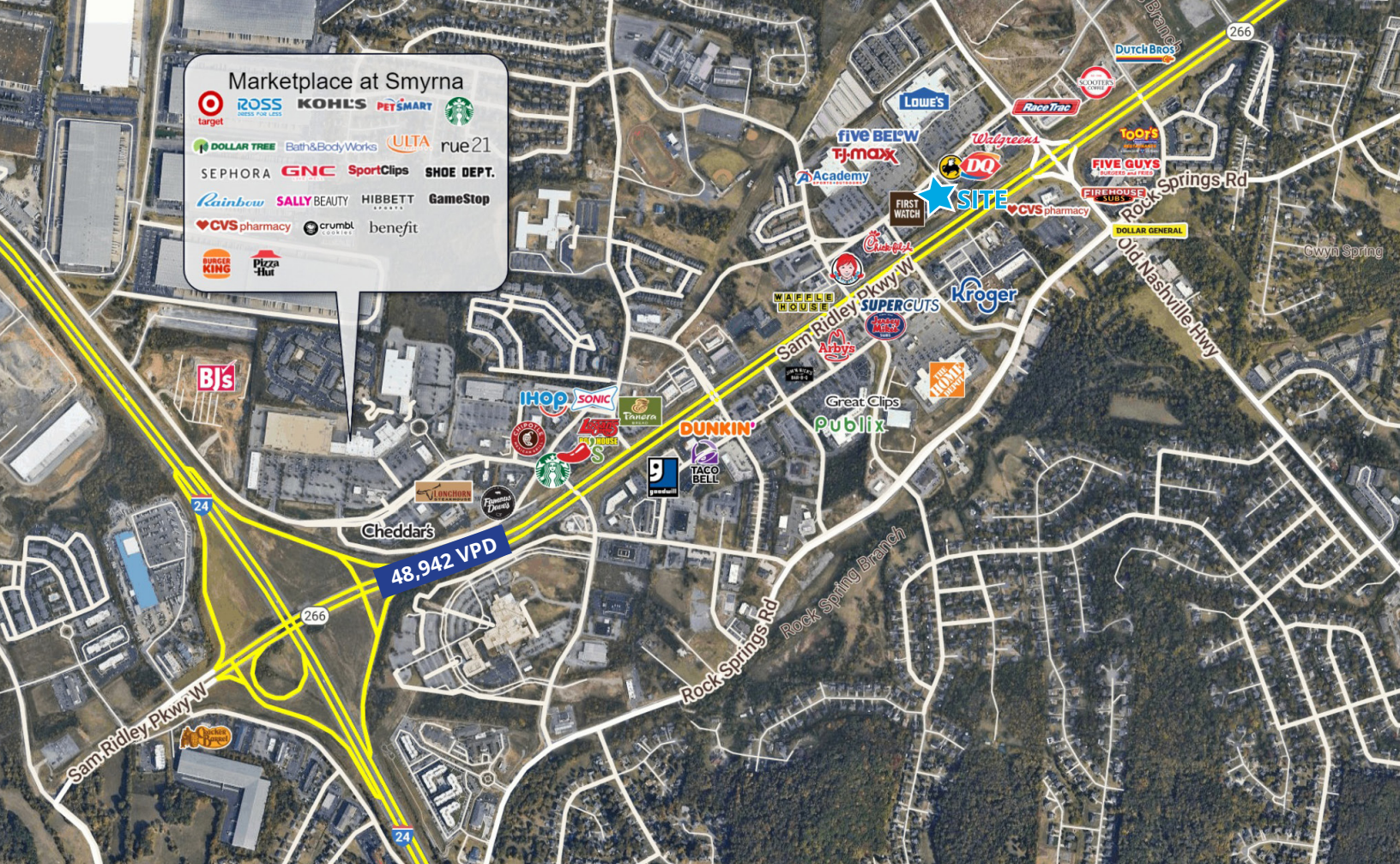
Tenants

SUITE	TENANT	SF
1	Available	3,004
2	Papa Murphy's	1,604
3	Penn Station East Coast Subs	1,668
4	Noire the Nail Bar	2,403
5	Aspen Dental	3,220

Demographics 2024

	1 Mile	3 Miles	5 Miles
Population	8,860	54,277	113,299
Households	3,662	20,150	40,253
Avg. HH Income	\$94,978	\$101,088	\$103,703
Traffic Count on Sam Ridley Pkwy (2023)	48,942		





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