



# Retail For Lease

440 & 450  
Sam Ridley Pkwy W  
Smyrna, TN 37167

## Woody Widenhofer

Executive Vice President & Partner  
+1 615 850 2795  
woody.widenhofer@colliers.com

## Brian Forrester, CCIM

Executive Vice President & Partner  
+1 615 850 2779  
brian.forrester@colliers.com



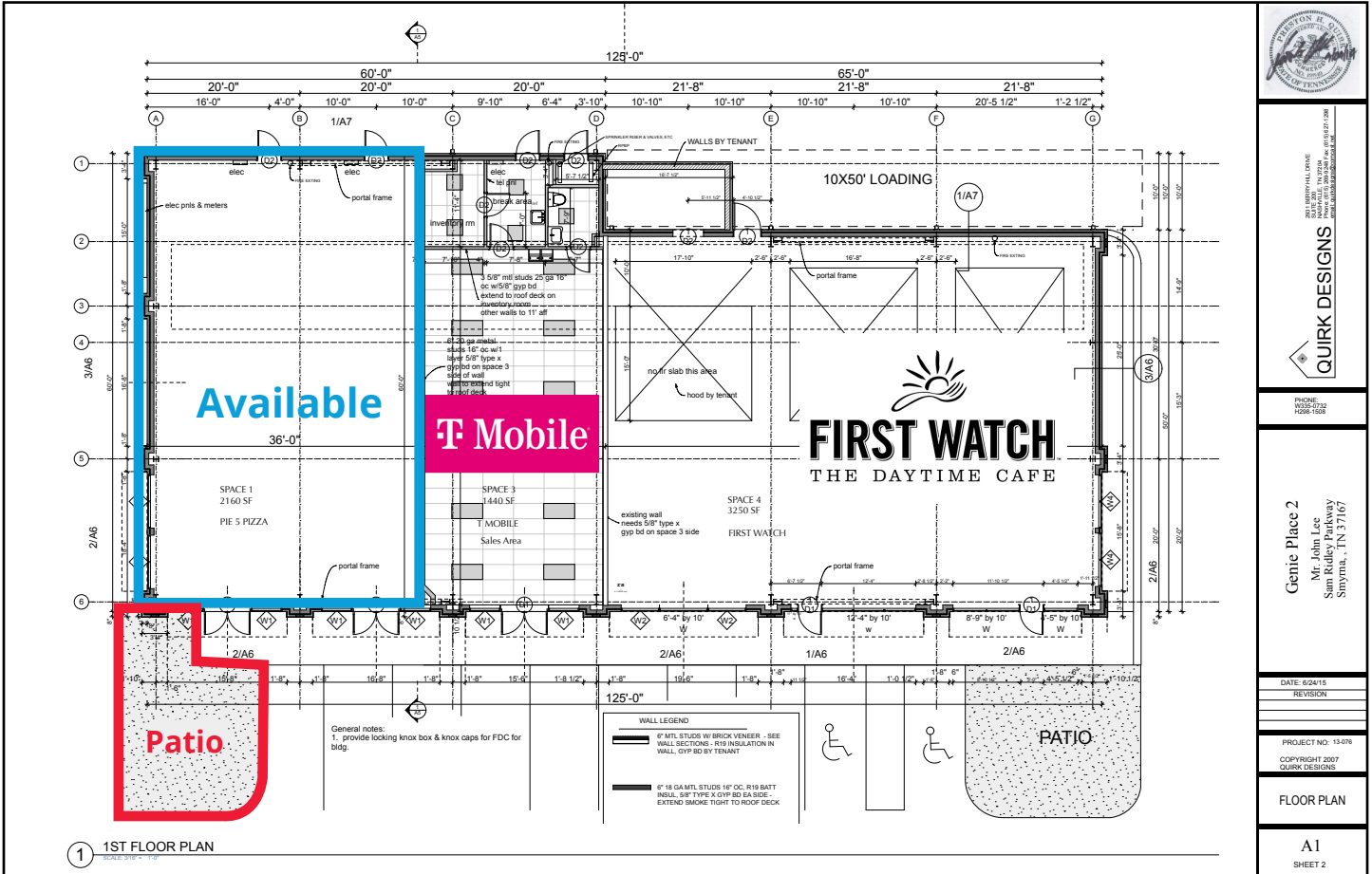
615 3rd Avenue S, Suite 500  
Nashville, TN 37210  
+1 615 850 2700  
colliers.com

## Site Features

- Class A shopping center positioned on Sam Ridley Parkway in Smyrna's (Nashville MSA) main retail corridor
- 2,160 sf restaurant end-cap space available at 450 Sam Ridley Parkway West. Includes walk-in cooler, grease trap and outside patio.
- Strong traffic counts on Sam Ridley Parkway with over 54,101 VPD (TDOT 2021)
- Average HH incomes in excess of \$75,000 and an estimated population of over 53,000 within 3 miles
- Total retail expenditures \$1.05B within 5 miles

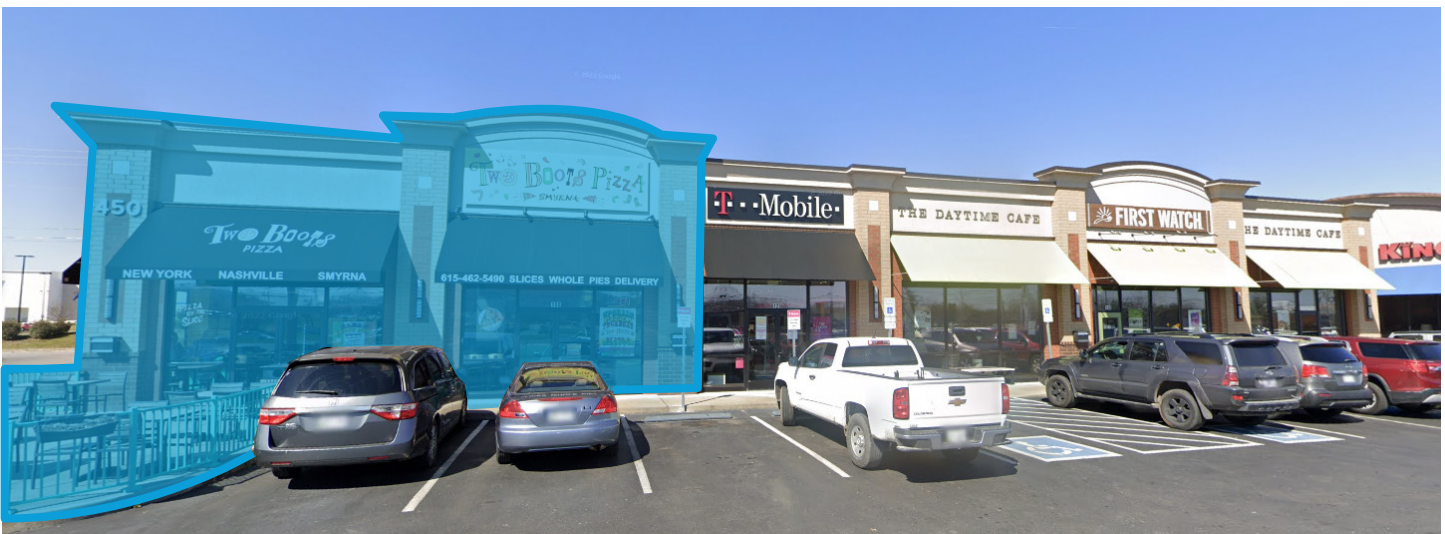


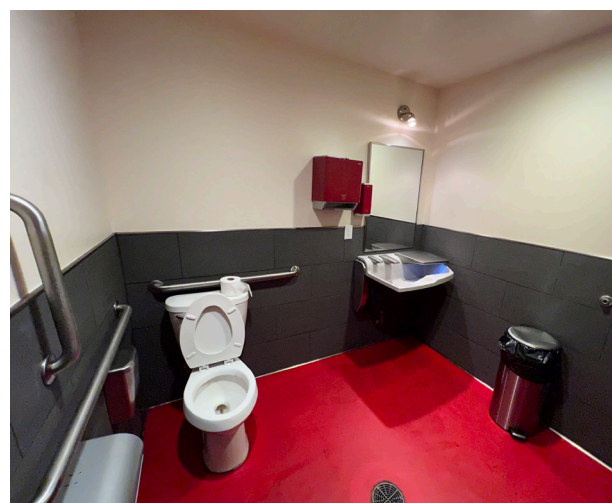
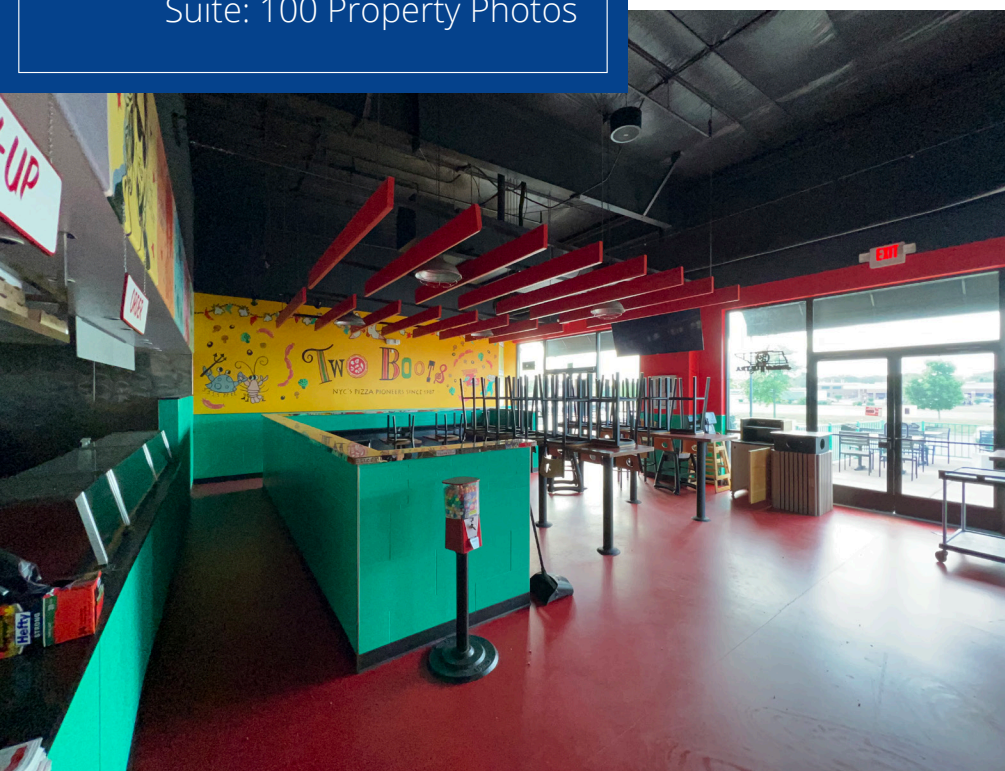
# 450 Sam Ridley Floor Plan



## Tenants

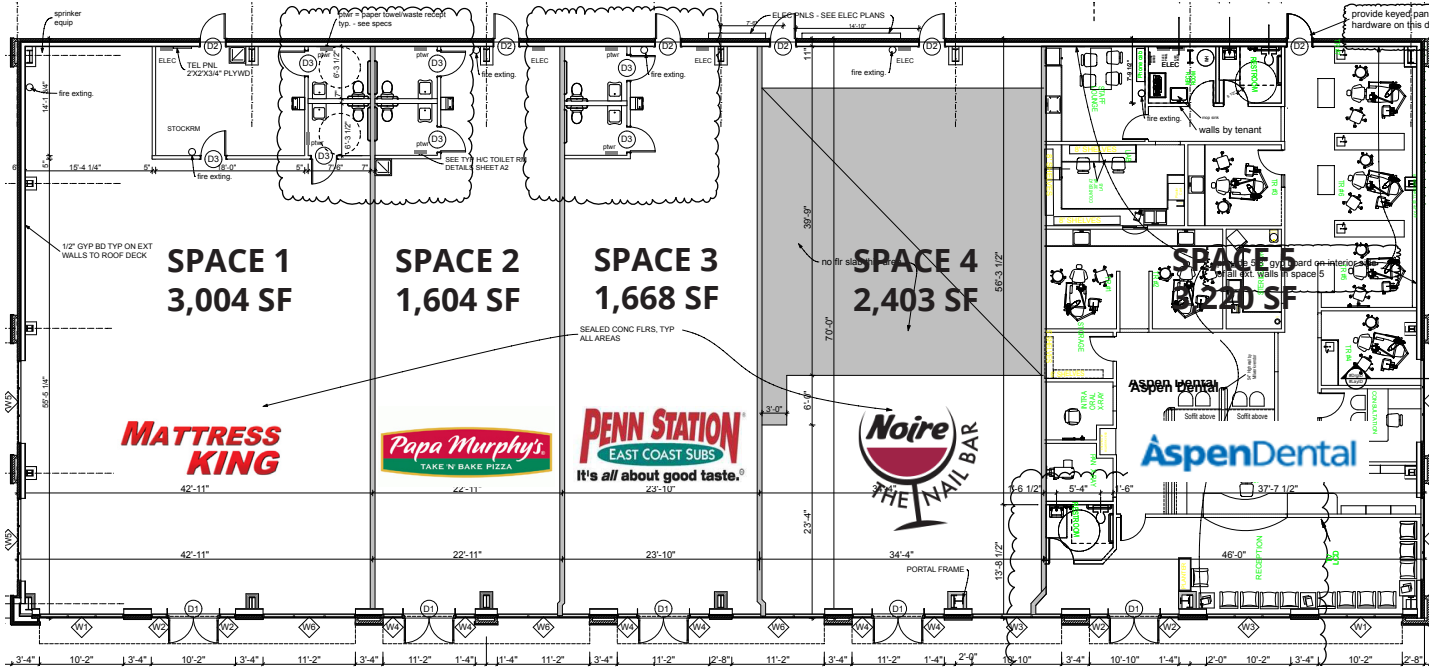
SUITE	TENANT	SF
1	Available	2,160
3	T-Mobile	1,440
4	First Watch	3,250





450 Sam Ridley Pkwy W  
Suite: 100 Property Photos

# 440 Sam Ridley Floor Plan



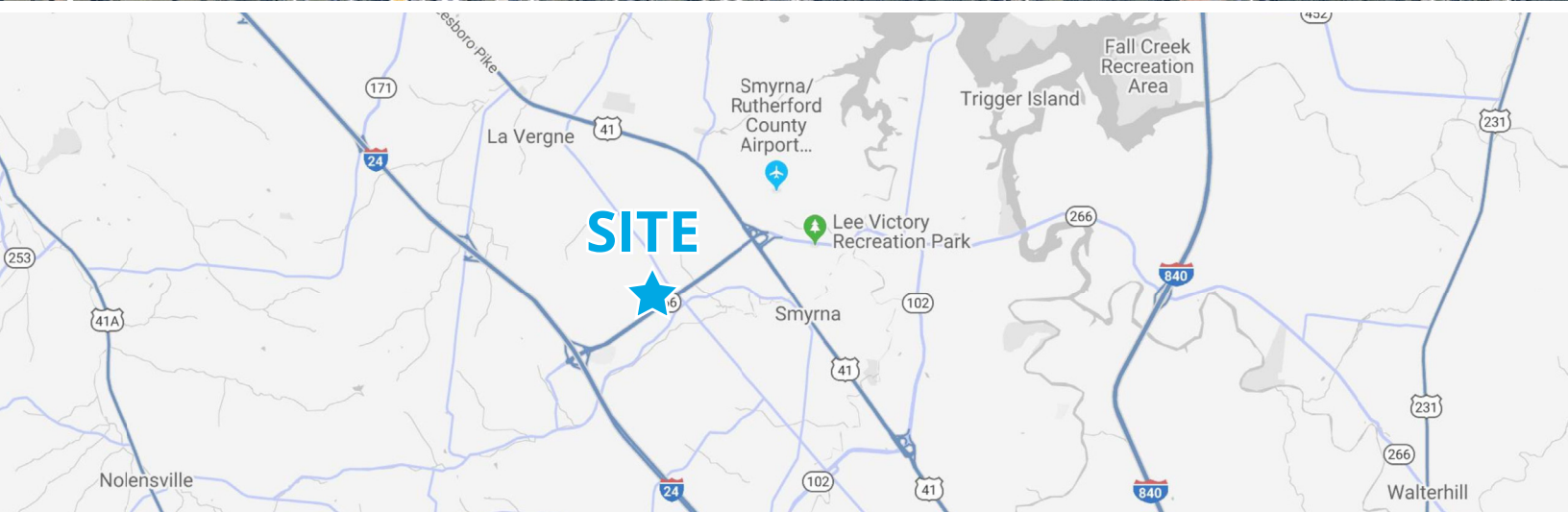
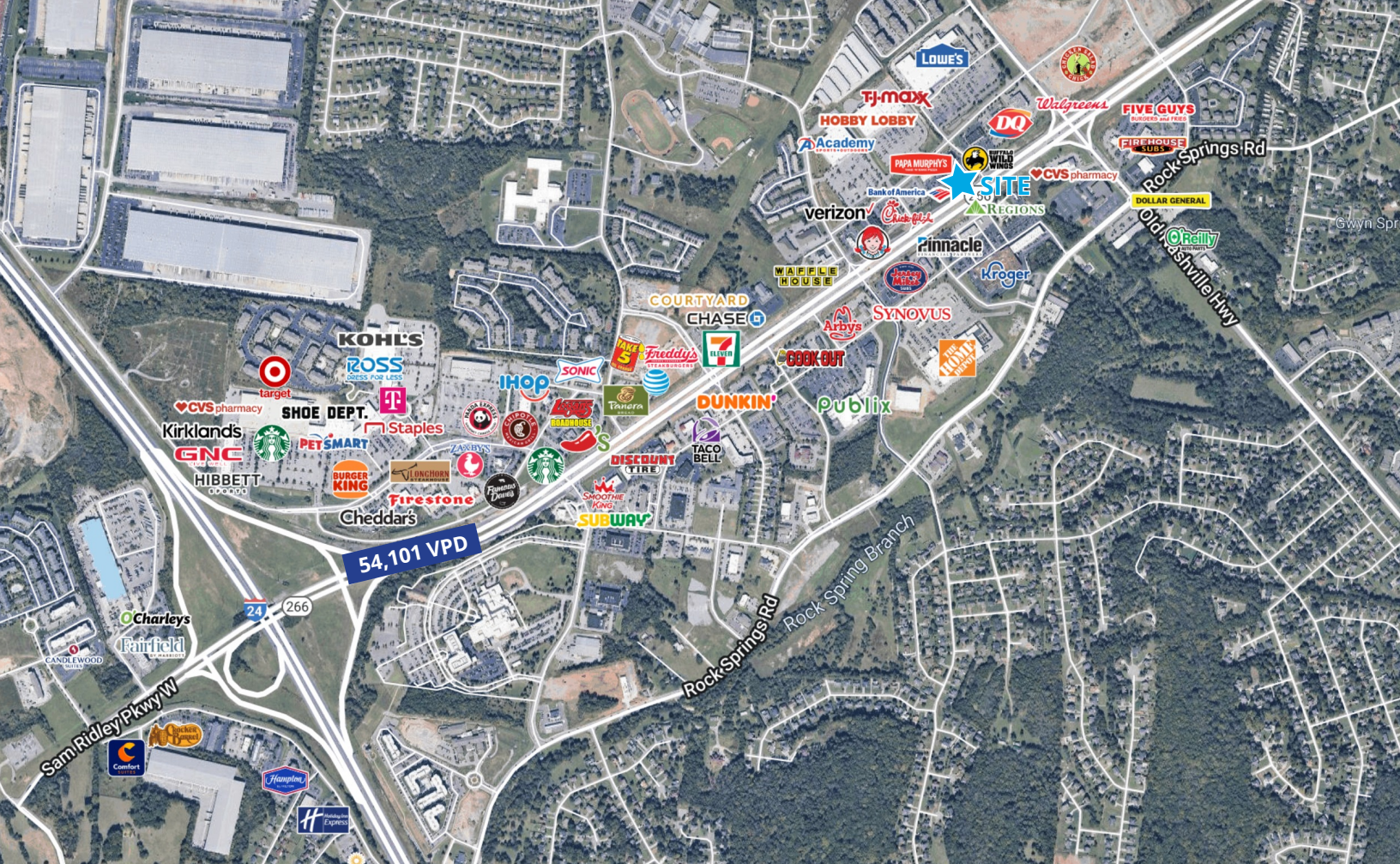
## Tenants

SUITE	TENANT	SF
1	Mattress King	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 (2022)

	1 Mile	3 Miles	5 Miles
Population	7,354	53,170	111,414
Avg Household Income	\$79,019	\$75,256	\$78,439
Traffic Count (TDOT 2021)	54,101 VPD on Sam Ridley Pkwy W		





This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.

**Woody Widenhofer**

Executive Vice President & Partner  
 +1 615 850 2795  
 woody.widenhofer@colliers.com

**Brian Forrester, CCIM**

Executive Vice President & Partner  
 +1 615 850 2779  
 brian.forrester@colliers.com



615 3rd Avenue S, Suite 500  
 Nashville, TN 37210  
 +1 615 850 2700  
 colliers.com