



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
- 1,604 SF available
- Strong traffic counts on Sam Ridley Parkway with over 54,892 VPD (TDOT 2024)
- Average HH incomes in excess of \$100,000 and an estimated population of over 54,000 within 3 miles
- Total retail expenditures \$2.19B within 5 miles

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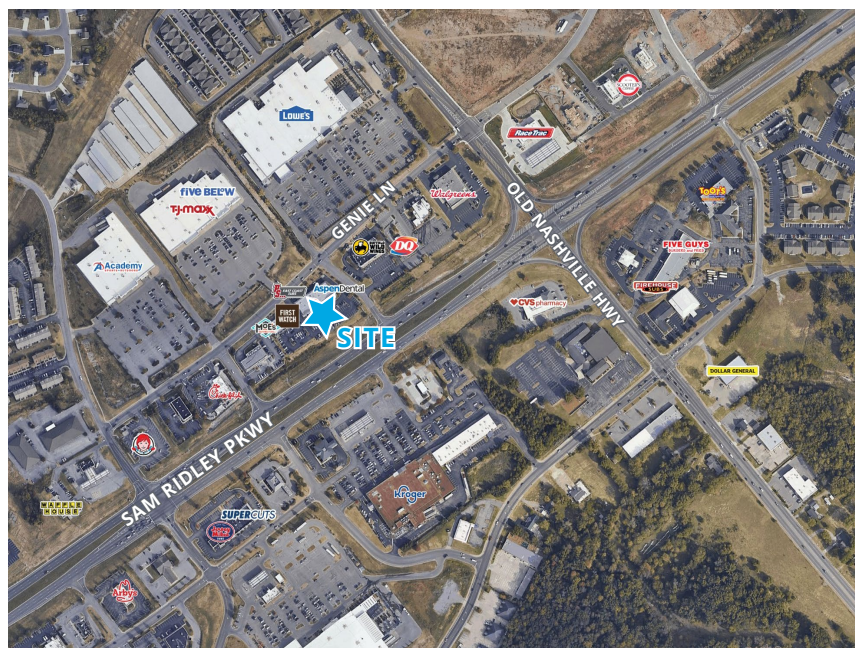
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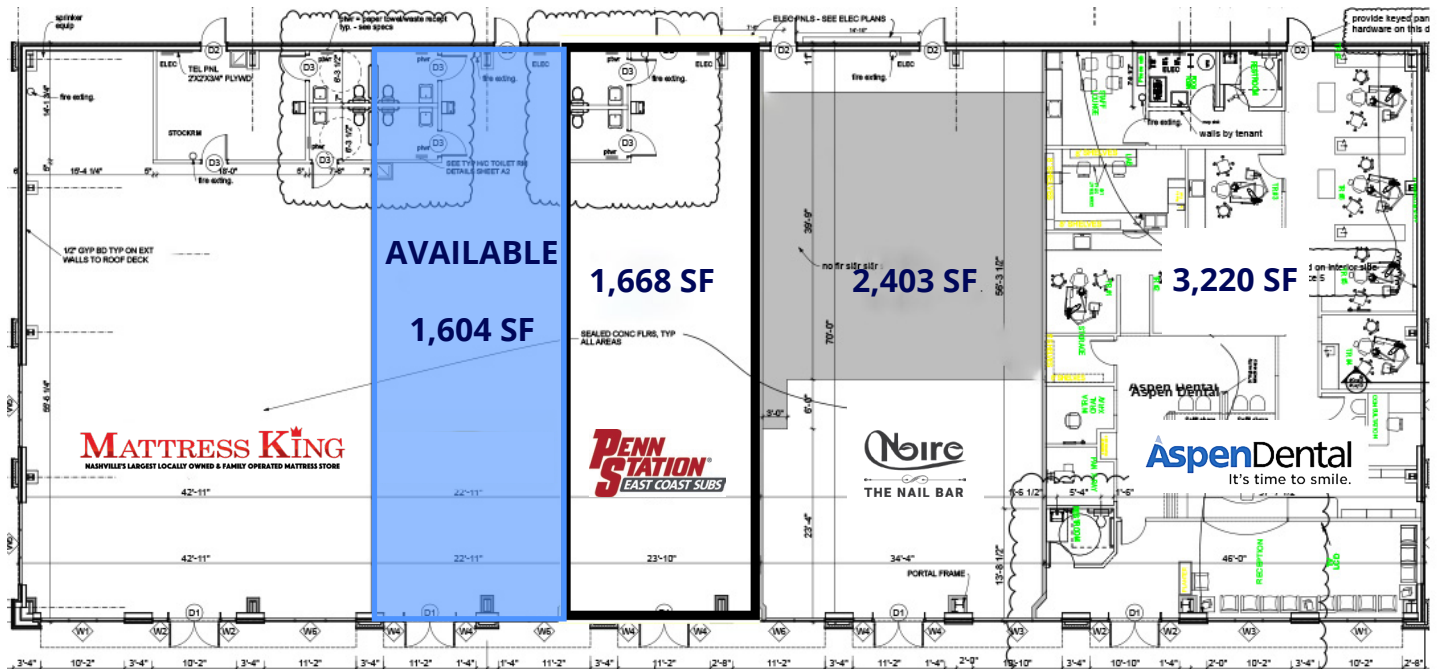
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400 Sam Ridley Site Plan



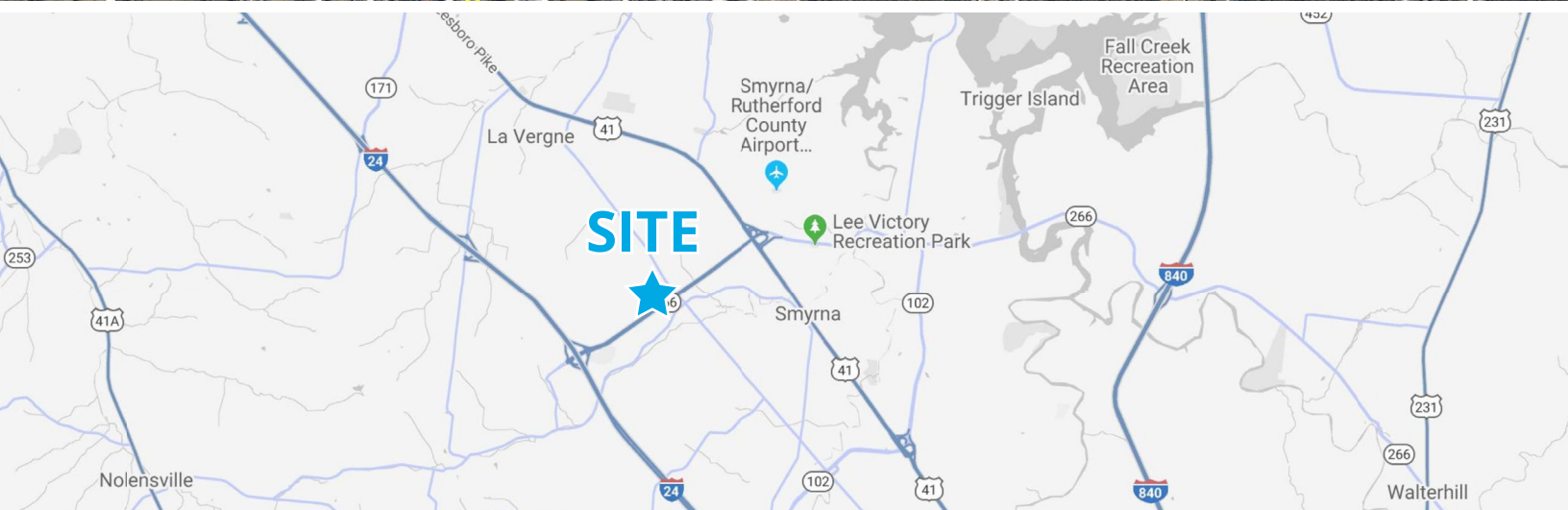
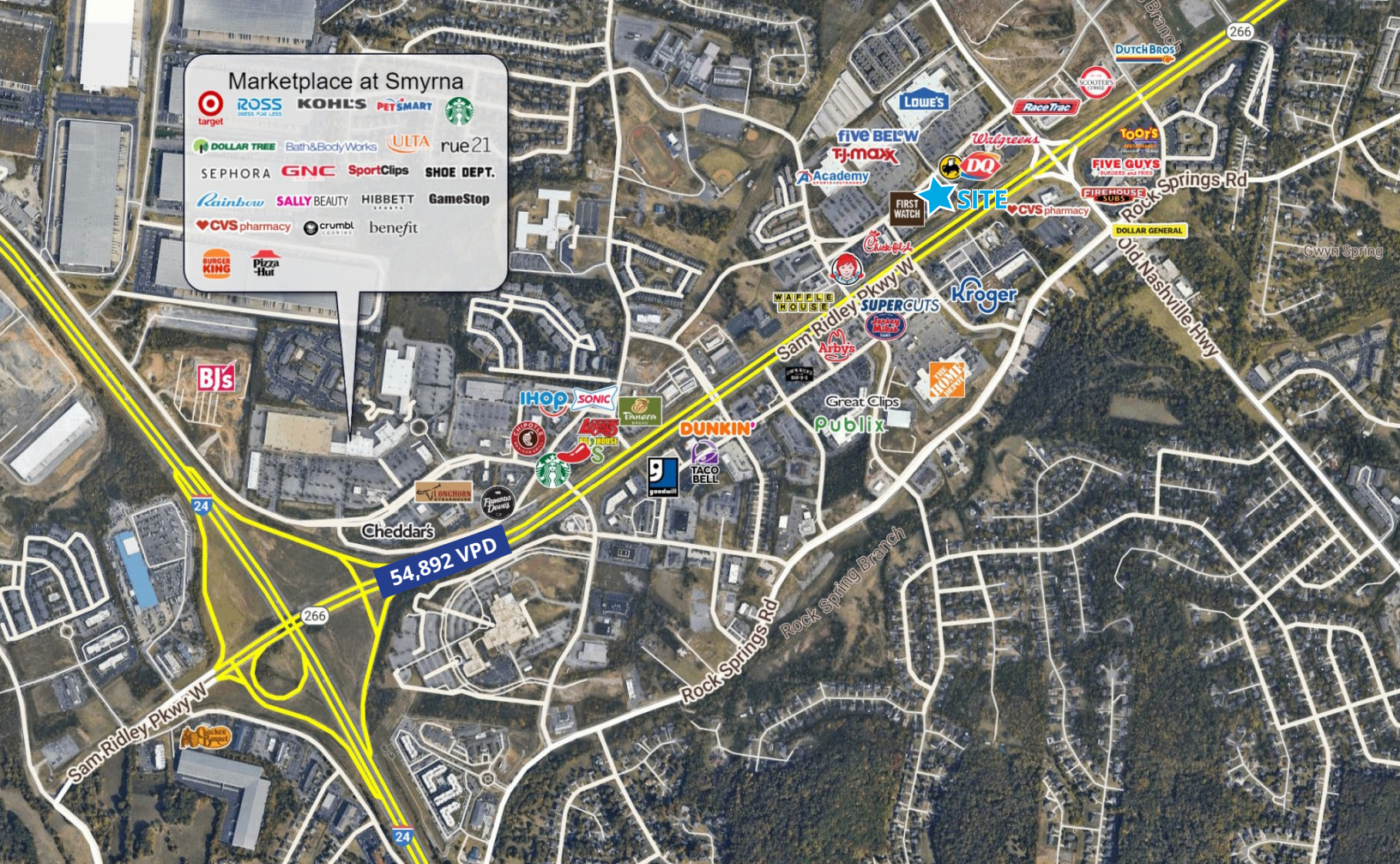
Tenants

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

Demographics 2025

	1 Mile	3 Miles	5 Miles
Population	8,261	54,184	115,571
Households	3,341	19,992	40,920
Avg. HH Income	\$89,765	\$100,605	\$104,859
Traffic Count on Sam Ridley Pkwy (2024)	54,892		





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