

Retail For Lease

440 Sam Ridley Pkwy W
Smyrna, TN 37167

Lease Rate:
Contact Agent

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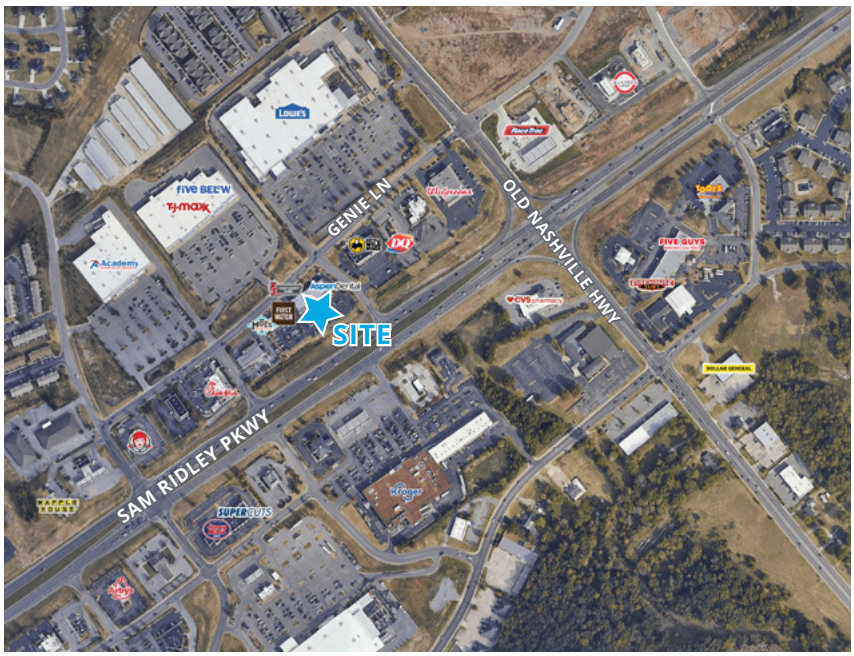
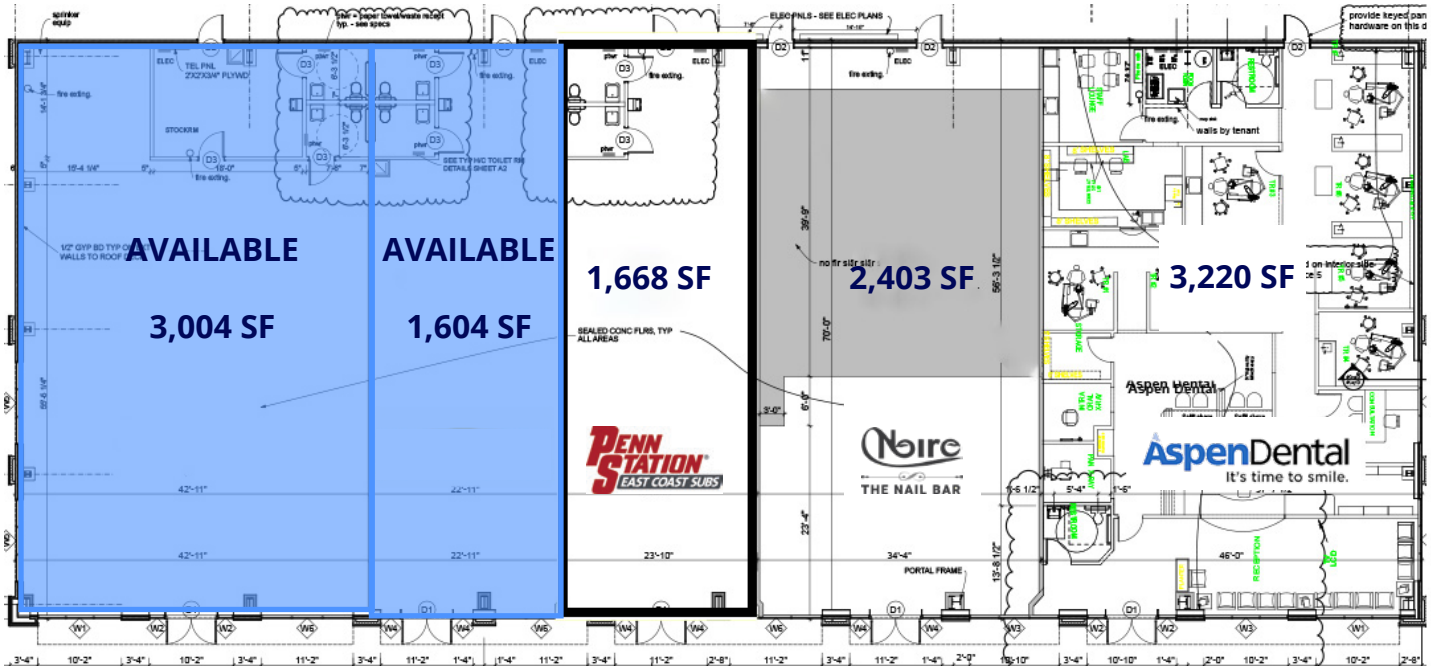
Site Features

- Class A shopping center positioned on Sam Ridley Parkway in Smyrna's (Nashville MSA) main retail corridor
- **1,604 SF available**
- **3,004 SF end-cap available (can be combined with adjacent 1,604 SF suite for a total of 4,608 SF)**
- Strong traffic counts on Sam Ridley Parkway with over 56,264 VPD (TDOT 2025)
- Average HH incomes in excess of $111,000 and an estimated population of over 54,800 within 3 miles
- Total retail expenditures $2.16B within 5 miles



400 Sam Ridley Site Plan



Tenants

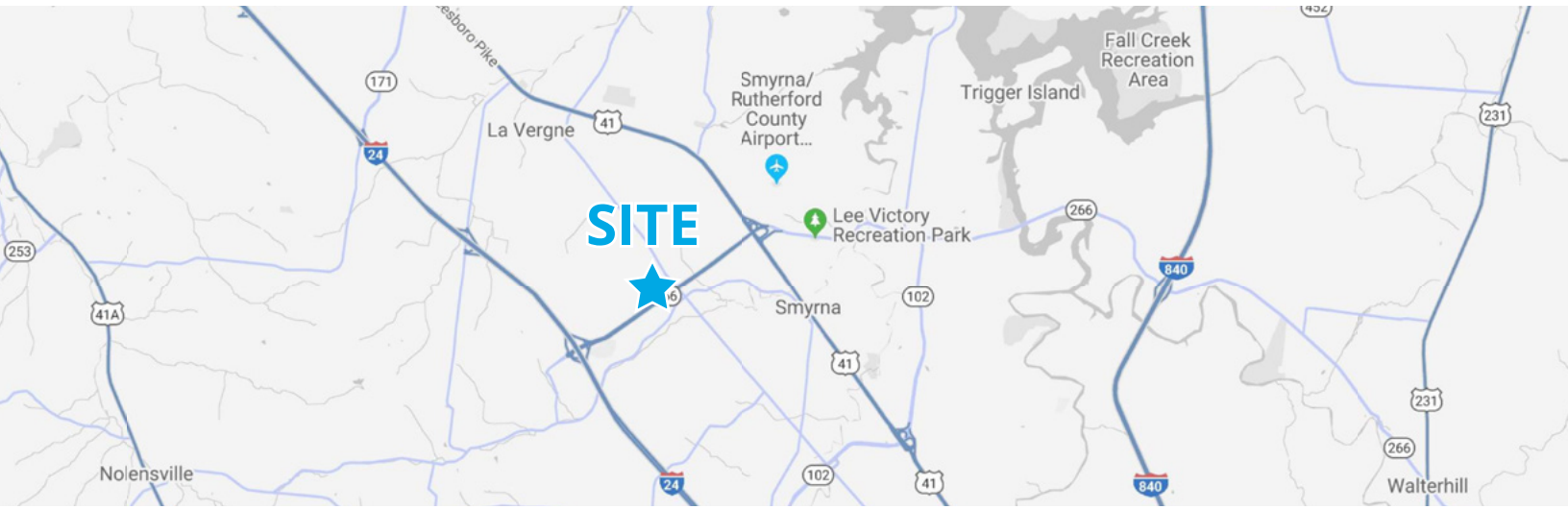
SUITE	TENANT	SF
1	Available	3,004
2	Available	1,604
3	Penn Station East Coast Subs	1,668
4	Noire the Nail Bar	2,403
5	Aspen Dental	3,220

Demographics 2026

	1 Mile	3 Miles	5 Miles
Population	8,033	54,813	118,018
Households	3,329	20,441	42,215
Avg. HH Income	$93,230	$111,176	$114,091
Traffic Count on Sam Ridley Pkwy (2025)			56,264







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