

Pre-Leasing Phase II

New Construction Multi-Tenant Retail

Estimated Delivery Q2/Q3 2027

Sam Ridley Parkway W & Potomac Place Smyrna, TN 37167



SAM RIDLEY PARKWAY - 54,892 VPD

CHASE



FUTURE 9,100 SF
MULTI-TENANT
BUILDING

FUTURE 6,600 SF
MULTI-TENANT
BUILDING

CHANNEY ROAD

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Overview

Site Features

Sam Ridley Parkway, Smyrna, TN 37167

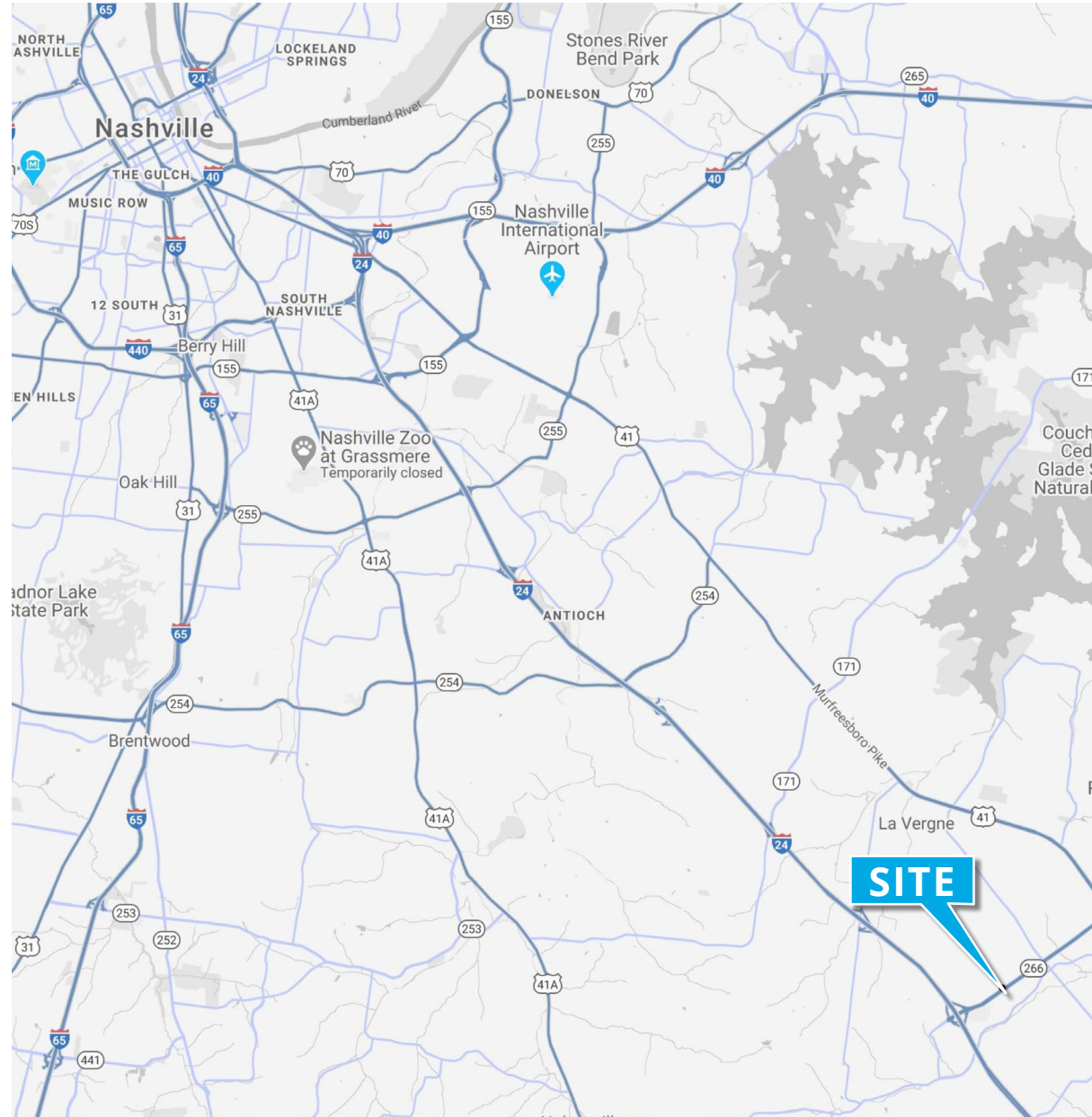
- Class A development strategically positioned at Sam Ridley Pkwy W and Potomac Place in the heart of Smyrna's (Nashville MSA) main retail corridor
- Phase I is 100% leased and includes Chase Bank, 7-11, Freddy's Steakburgers, and a $\pm$ 10,544 SF multi-tenant building (Care Now Urgent Care, Deca Dental, Bonchon Korean BBQ, and Rock N Roll Sushi).
- **Now Pre-Leasing Phase II which includes two multi-tenant buildings (9,100 SF & 6,600 SF).**
- Tremendous traffic counts with over 54,800 vehicles per day (TDOT 2024)
- Fully lighted intersection at Sam Ridley Pkwy W and Potomac Place offers excellent access to the site
- Average HH incomes in excess of \$106,000—and an estimated population of over 113,000—within 5 miles
- Total retail expenditures of \$2.16 B within 5 miles

Contact Agent for Pricing

Demographics (2025)

	1 Mile	3 Miles	5 Miles
Population	5,550	50,633	113,206
Households	2,161	18,465	40,198
Avg Household Income	\$100,434	\$102,698	\$106,355
Traffic Count (TDOT 2024)	54,892 VPD on Sam Ridley Pkwy W		

Location Map



Outparcel Opportunity

Phase II

NOW PRE-LEASING 9,100 SF & 6,600 SF
MULTI-TENANT BUILDINGS.
(Estimated delivery Q2/Q3 2027)

Take 5 Oil Change



on or off
of the Station
SA, Item 10
F.C. 10

Now Open
Freddy's
STEAKBURGERS

Leased
RNR
Rental

Leased
DECA
DENTAL GROUP

Now Open
7-ELEVEN

Leased
Bonchon
Korean BBQ

Leased
CareNow
Urgent Care

Now Open
CHASE

Now Open
CHASE

PHASE I
PHASE II

Accelerating success.

Site plan for Lot 1, Phase I, Leasing on Subdivision (First Block, Page 211), Zoned C-2. The plan shows a 50,000± Sq. Ft. 1.15± Acres site. Key features include:

- DECA DENTAL GROUP LEASED 2,300 SF
- Freddy's STEAKBURGERS
- LEASED 2,505 SF RNR
- LEASED 2,504 SF Bonchon Korean BBQ
- LEASED 3,183 SF CareNow Urgent Care
- 7-Eleven
- CHASE

The plan also shows parking lots, sidewalks, and property lines with bearings and distances. The site is bounded by Potomac Place to the east and Sam Ridley Parkway West to the south. The plan includes a north arrow and a scale bar.

Building Elevations

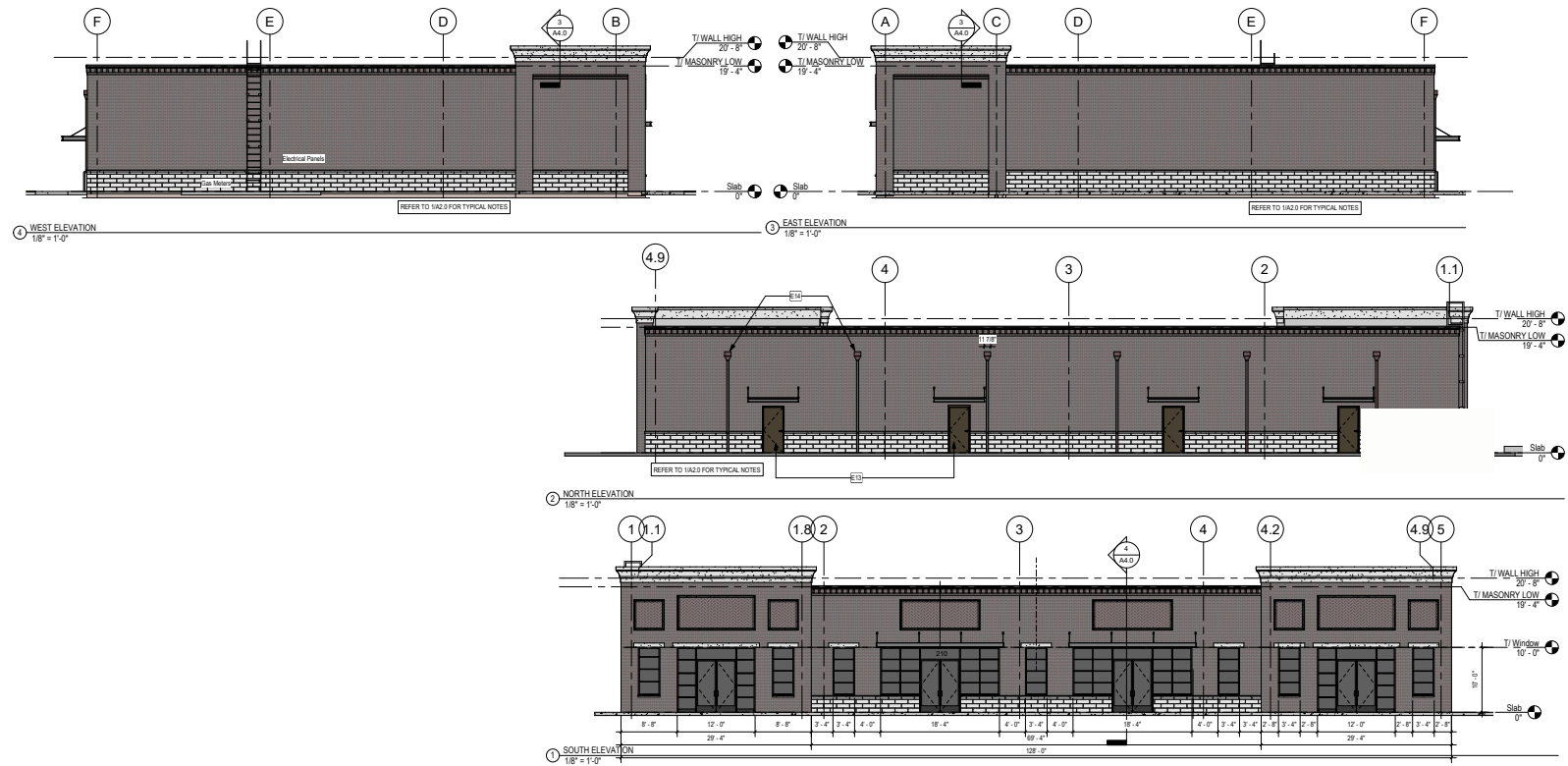
KEYNOTES - ELEVATIONS	
NUMBER	DESCRIPTION
E13	HM DOOR & FRAME, TYP. PAINT TO BLEND WITH ADJACENT BRICK
E14	LEADER BOX & DOWNSPOUT, TYP. PAINT TO MATCH BRICK

PROPOSED MATERIALS

ALL RED MATERIAL IS MODULAR BRICK (\$700/m ALLOWANCE)
ALL LIGHT WALL MATERIAL IS ARRISRAFT
ALL WINDOWS ARE STEEL - SEE WALL SECTIONS
ALL BACK DOORS ARE HM W/ 4" HEAD FRAMES
ROOF IS WHITE TOP MEMBRANE
COPING IS PREFINISHED ALUMINUM
GLAZING IS SOLAR BAN 90



5 BirdsEye 1



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