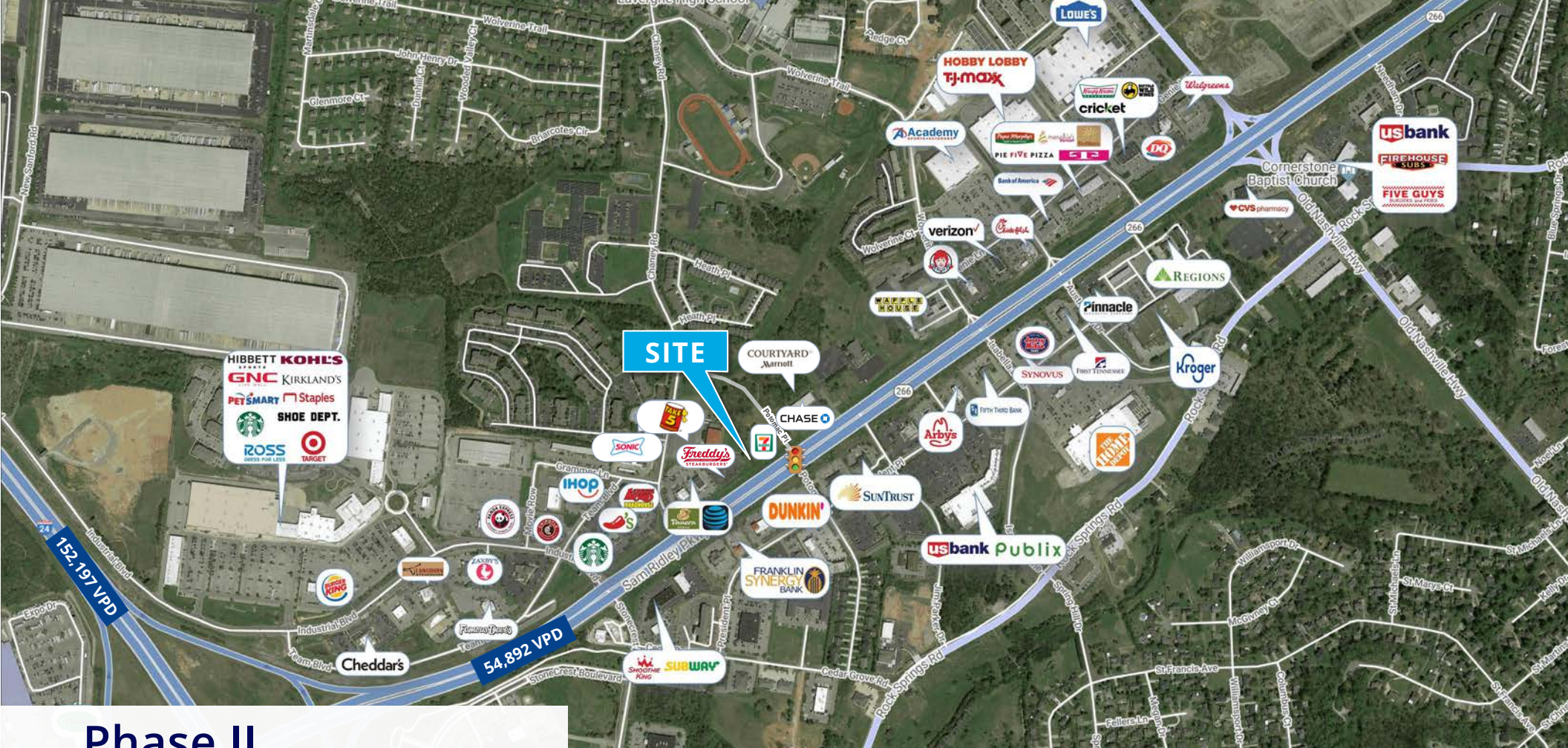




Phase II Outparcel Opportunity

±1.88 Acres For Sale or Lease
Sam Ridley Parkway W & Potomac Place, Smyrna, TN 37167

Woody Widenhofer

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

Brian Forrester, CCIM

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



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

Overview

Site Features

Sam Ridley Parkway, Smyrna, TN 37167

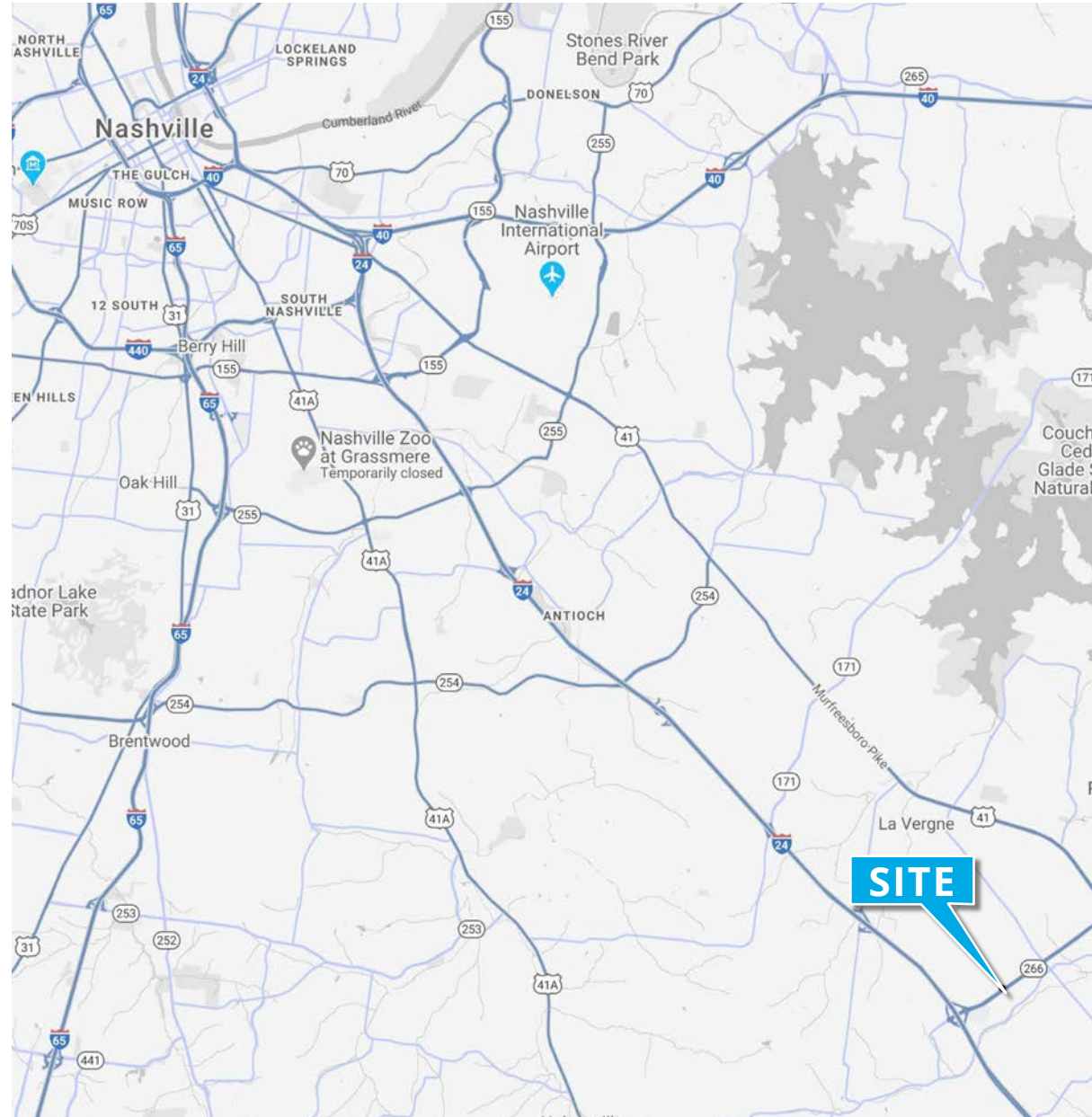
- Class A development strategically positioned at Sam Ridley Pkwy W and Potomac Place in the heart of Smyrna's (Nashville MSA) main retail corridor
- Phase I is 100% leased and includes Chase Bank, 7-11, Freddy's Steakburgers, and a $\pm$ 10,544 multi-tenant building (Care Now Urgent Care, Deca Dental, Bonchon Korean BBQ, and Rock N Roll Sushi.
- Phase II includes a new $\pm$ 20,000 sf Wine & Spirits Store, and outparcel opportunities for sale or ground lease.
- 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 2023)	54,892 VPD on Sam Ridley Pkwy W		

Location Map



Outparcel Opportunity

Phase II

± 1.88 ACRE LOT AVAILABLE FOR SALE
OR GROUND LEASE *(can be subdivided)*

Take 5 Oil Change



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

Now Open
Freddie's
STEAKBURGERS

Leased
RNR

Leased
DECA
DENTAL GROUP

Now Open
7-ELEVEN

Leased
Bonchon
Korean BBQ

Leased
CareNow
Urgent Care

Now Open
CHASE

- Leased
- Pending
- Available

Accelerating success.

Site Plan Phase I, 100% Leased



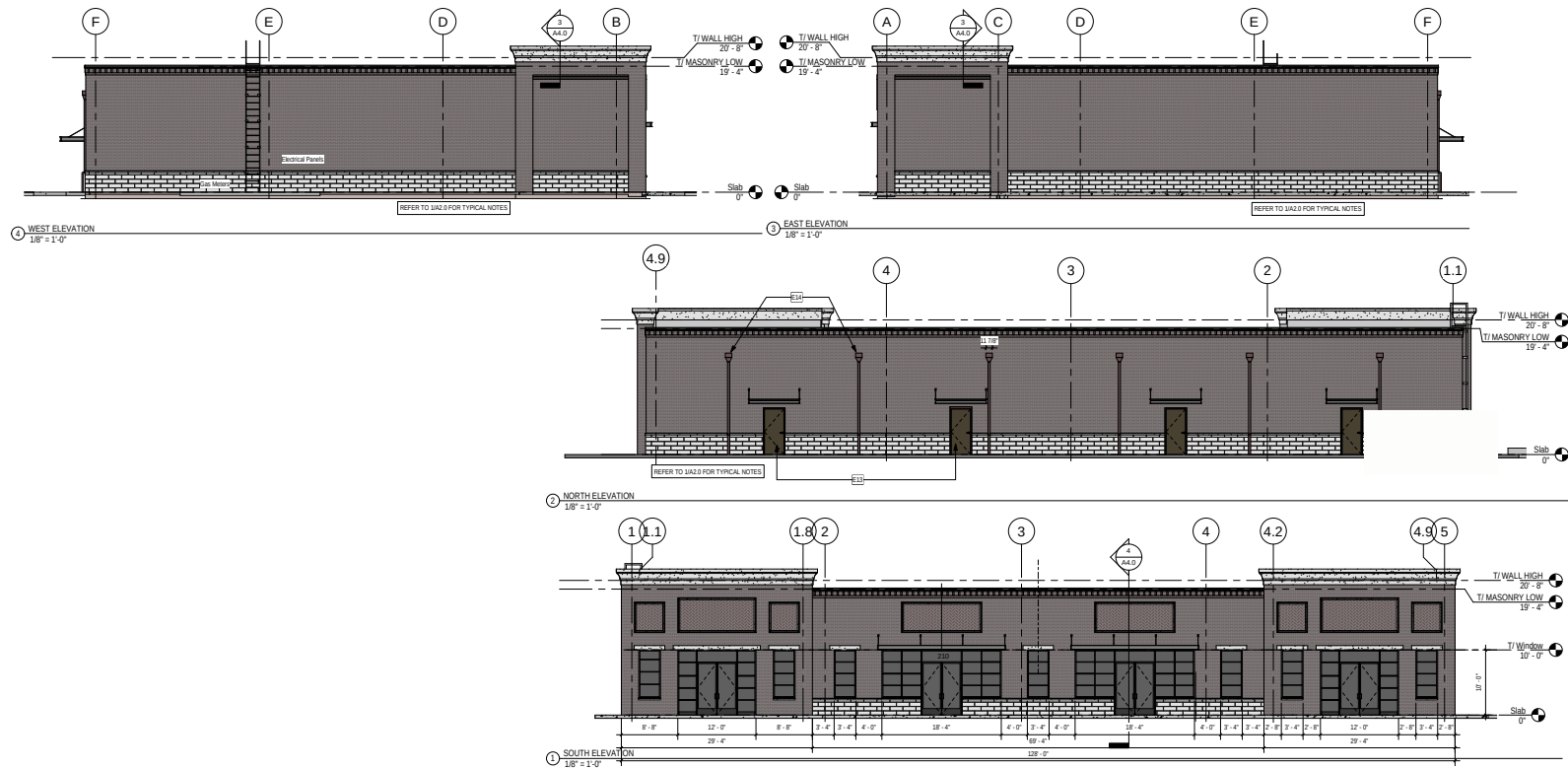
Building Elevations

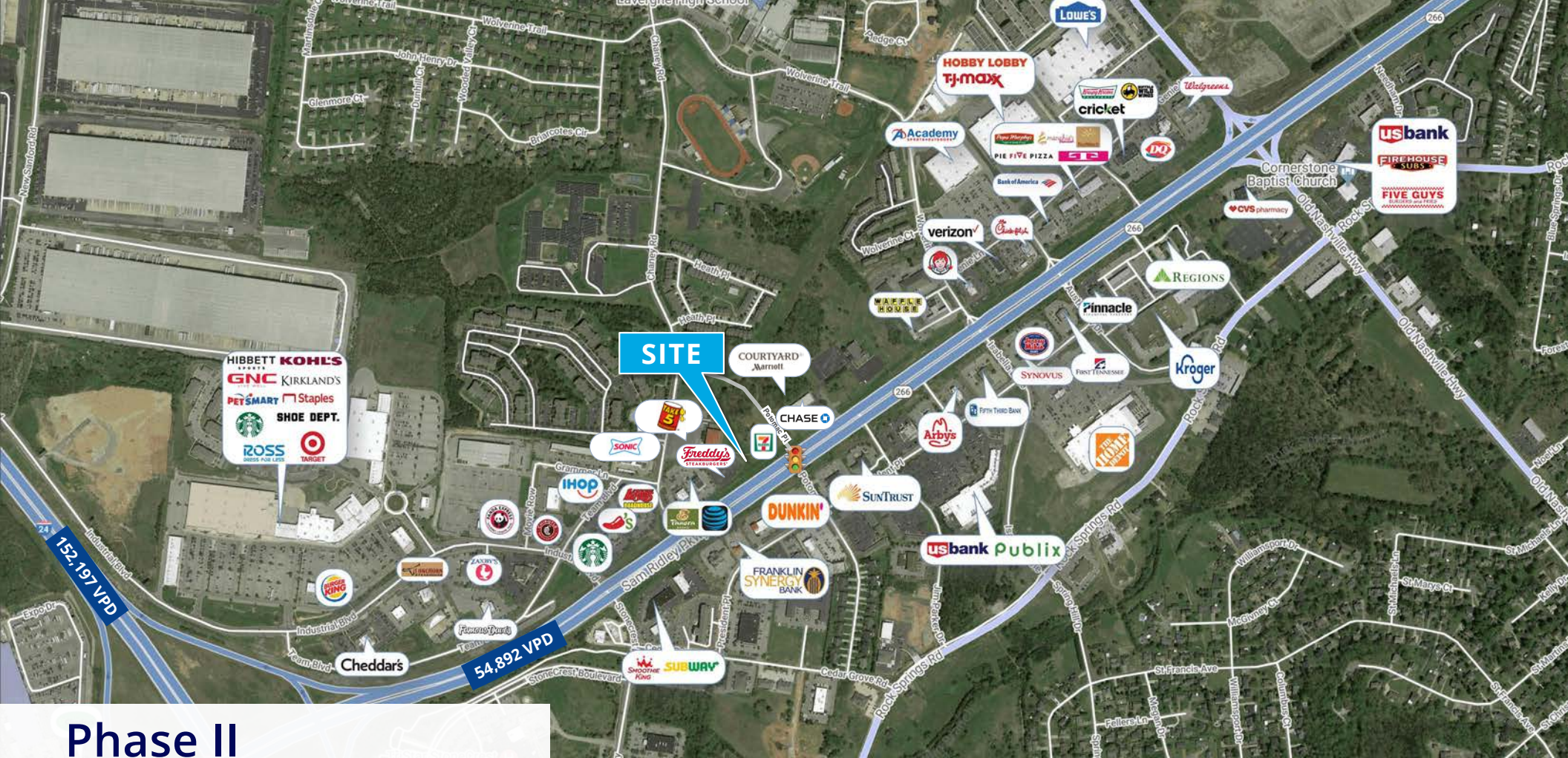
KEYNOTES - ELEVATIONS	
NUMBER	DESCRIPTION
E13	HW DOOR & FRAME, TYP. PAINT TO BLEND WITH ADJACENT BRICK
E14	LEADER BOX & DOWNPOUT, TYP. PAINT TO MATCH BRICK

PROPOSED MATERIALS
 ALL RED MATERIAL IS MODULAR BRICK (STOSH ALLOWANCE)
 ALL LIGHT WALL MATERIAL IS AIRBRICK
 ALL WINDOWS ARE STEEL - SEE WALL SECTIONS
 ALL BRICK DOORS ARE 14 IN 4" HEAD FRAMES
 ROOF IS WHITE TOP MEMBRANE
 COPING IS PREFABRICATED ALUMINUM
 GLAZING IS SOLAR BAN 90



5 BirdsEye 1





Phase II Outparcel Opportunity

±1.88 Acres For Sale or Lease
Sam Ridley Parkway W & Potomac Place, Smyrna, TN 37167

Woody Widenhofer

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

Brian Forrester, CCIM

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



Accelerating success.

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

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Nashville, LLC