

MARKETPLACE
AT SMYRNA



SAM RIDLEY PARKWAY

EXPO DRIVE

avid
AN IHG HOTEL

FAIRFIELD
INN & SUITES
Marriott

TOWNEPLACE
SUITES
MARRIOTT



by Hilton

CANDLEWOOD
SUITES

±1.72 ACRES
CORNER LOT
DEVELOPMENT
OPPORTUNITY

801 EXPO DR
SMYRNA, TN

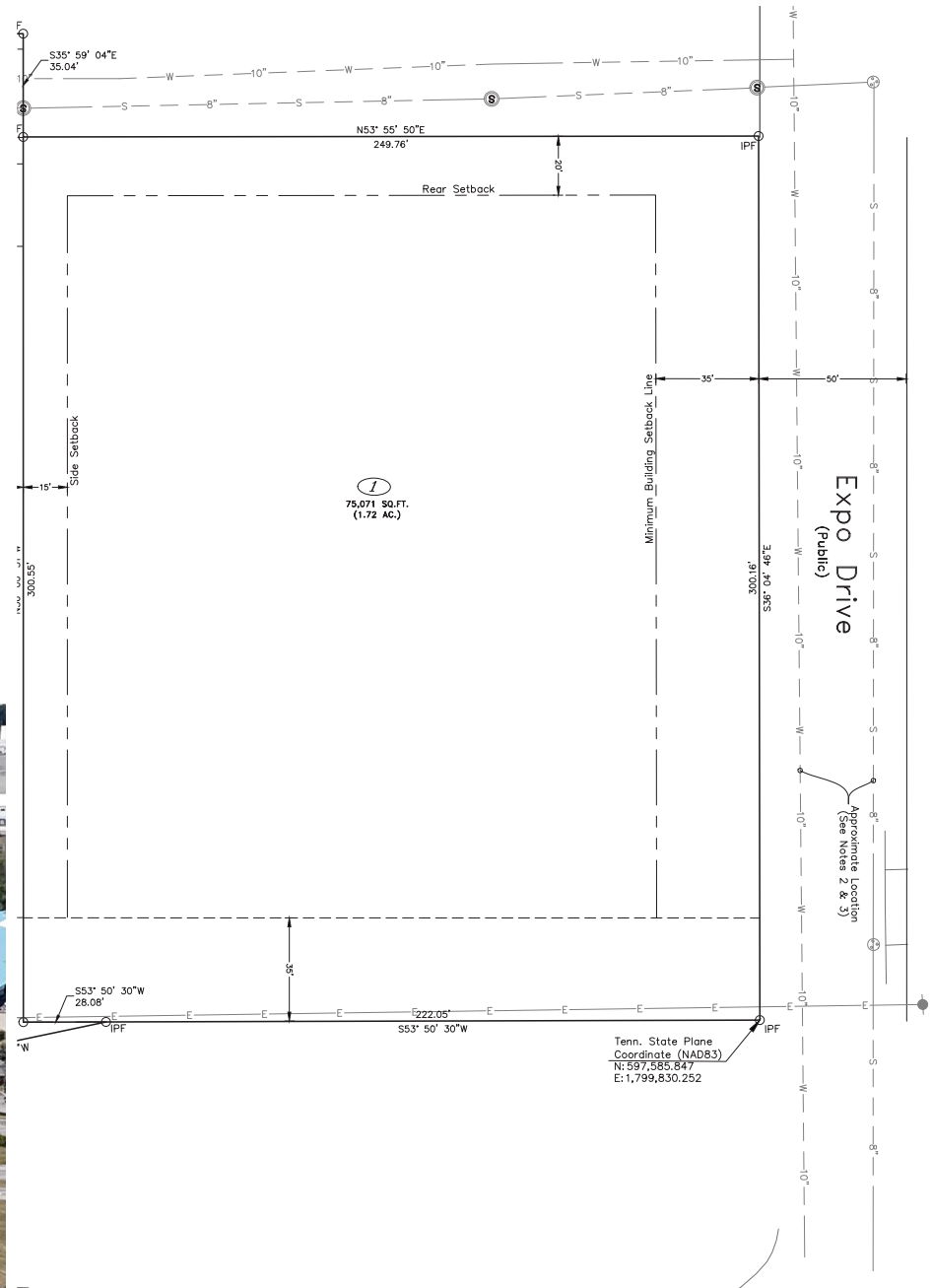
SOHAILA WILLIS, CCIM
VICE PRESIDENT
615 850 2757
SOHAILA.WILLIS@COLLIERS.COM

RADLEY HENDRIXSON, CCIM
SENIOR VICE PRESIDENT
615 850 2745
RADLEY.HENDRIXSON@COLLIERS.COM

PROPERTY HIGHLIGHTS

- 1.72 acre corner lot
- Direct access to Interstate 24
- Located on high-traffic retail corridor of Sam Ridley Parkway with traffic counts in excess of 54,800 VPD at the interstate junction
- Daytime population over 125,750 within 5-miles of site
- Zoned C-2 Commercial; H-2 Height Overlay
- Site is ideal for retail development including QSR, gas station, strip-retail, casual dining, etc.

Contact Agent For Pricing Guidance.



Sam Ridley Parkway

THE NEIGHBORHOOD



Grand Oak at Town Park
Apartments
(300 units)

Stoneridge Farms
Apartments
(336 units)

TRISTAR STONECREST
MEDICAL CENTER
(119 Beds)

Traditions at Smyrna
Senior Living
(148 units)

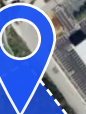
Sterling at Stonecrest
Apartments
(264 units)

INTERSTATE 24 - 152,197 VPD (CTDOT 2024)

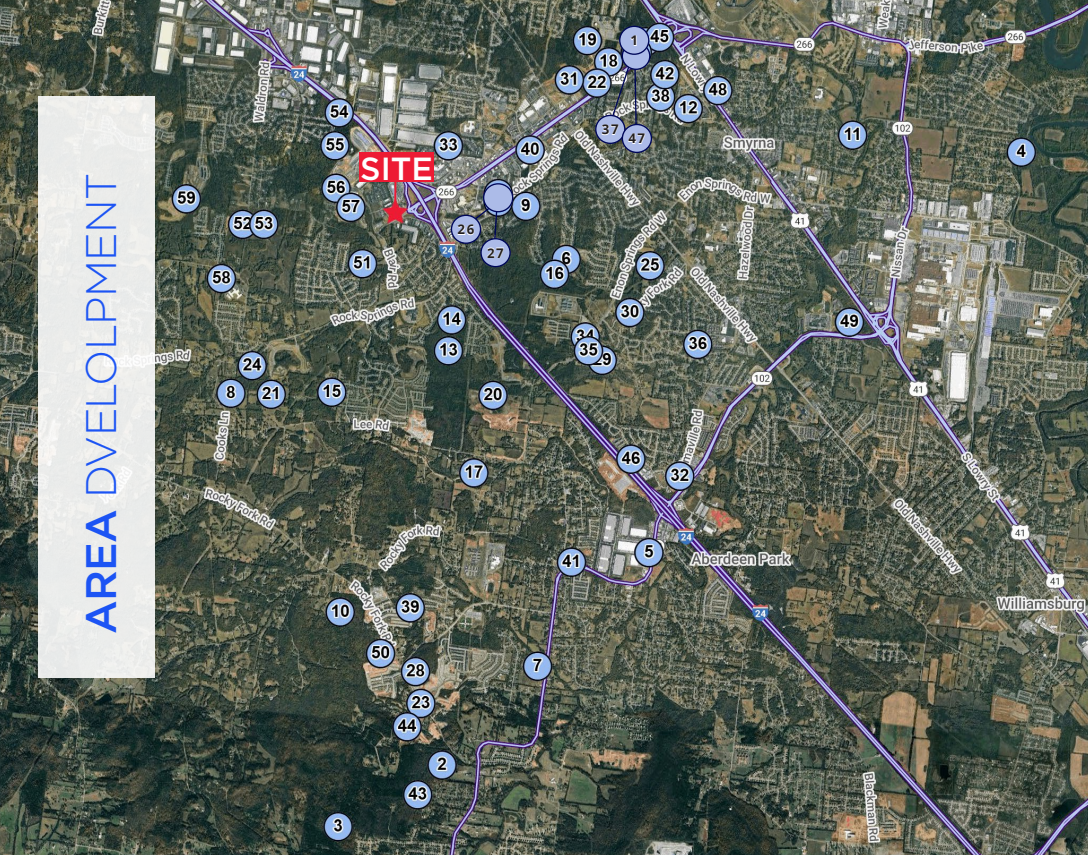
54,892 VPD (CTDOT 2024)

SAM RIDLEY PARKWAY

TOWNEPLACE SUITES MARKET



AREA DEVELOPMENT



Source: Town of Smyrna Development Tracker

1	Sewart's Landing	44 acre mixed-use development with retail, office, medical, hospitality and multi-family
2	Reverie at Music City	55+ living community of approximately 300 homes
3	Lyndwood Subdivision	139 approved homesites
4	Old Florence Place	54 approved homesites
5	Legends of Smyrna	12,375 SF retail strip center
6	Hidden Hills Subdivision	250 approved homesites
7	Newberry Townhomes	94 approved townhomes
8	Cooks Lane Subdivision	145 approved homesites
9	Rock Springs Senior Living	Approved 54 unit senior living apartments with activity center
10	The Courtyards at Stewarts Creek	88 approved home lots in 3 phases
11	Beyer Subdivision	4 new residential lots approved
12	Hart's Branch	167 townhomes
13	Burnett Ridge	60 approved homesites
14	The Colony at Greentree	114 approved homesites
15	Hidden Springs Subdivision	46 approved homesites
16	Sims Ridge Subdivision	128 approved homesites
17	Fox Meadows Subdivision	88 approved homesites
18	Olara / Sam Ridley Development	130 approved homesites plus 330 split unit residences
19	Marlowe Smyrna	639 apartment units

20	Greystone Subdivision	220 approved homesites
21	Gwynne Farms Subdivision	300 approved homesites
22	Volunteer State Bank	Future location of Volunteer State Bank
23	Alfaro Subdivision	Approved for 5 single-family residences
24	Mable Farms Subdivision	107 approved homesites
25	Talia Trace Subdivision	118 approved homesites
26	Medical Park Retail	8,475 SF retail strip center
27	Precision Internal Medicine	11,217 SF medical office building
28	Horseshoe Bend Subdivision	7 new residential homes approved
29	Gambill Oaks Subdivision	22 approved homesites
30	Rocky Fork Road Townhomes	10-building townhome development
31	Vintage Smyrna at Sewart's Landing	1,283 apartments
32	Chipotle	Future Chipotle location
33	Wyndham Echo Hotel	Approved future hotel development
34	Gas Station	Future 5,000 SF convenience station with 6 fuel pumps
35	Gambill Lane Townhomes	36 townhomes
36	Villagewood	39 townhomes
37	Wawa Gas Station	Future 6,374 SF convenience station with 16 fuel pumps
38	Rock Springs Rd Small Subdivision	Approved for 23 residences
39	Tresider Two Lot Expansion	2 additional lots added to subdivision
40	7 Brew	New 7Brew Coffee Drive-Thru Franchise
41	Stewart Creek Retail	Approved 9,000 SF retail strip center
42	Spring Branch Subdivision	200+ residences
43	Southlight Subdivision	Approved 111 homesites
44	Briley Downs Subdivision	Approved 209 homesites
45	City Barbeque	New City BBQ location
46	Six Cedars Business Park	Two additional commercial buildings totalling 20,000 SF
47	Jonathan's Grille	New Jonathan's Grill location
48	Katelyn Point Business Center	Approved 2,500 SF stand-alone commercial building
49	Kroger - Bulldog Drive	New Kroger grocery with fuel center and two outparcel options
50	Tuckers Pointe Subdivision	Approved 123 residences
51	Pottsviwe Subdivision	Approved 39+ homesites
52	Twinning Station	Approved mixed-use development with retail, single-family homes, apartments and townhomes
53	Arbor Ridge	Approved 571 homesites
54	Woodland Hills	Proposed 85 homes
55	Mission Hills	Proposed 275 homes and 124 apartments
56	Blair Ridge	Proposed 141 townhomes
57	Portico Place	Proposed 130 homesites
58	Pinnacle Pointe	Proposed 23 homesites
59	Carothers Crossing	Proposed 343 homesites

NISSAN PLANT, SMYRNA



SMYRNA TENNESSEE

Smyrna, Tennessee — situated just 20-minutes southeast of Nashville in Rutherford County, is a thriving community almost 58,000 residents (2024 census), supported by a strong, diverse economy and a business-friendly environment.

Smyrna’s economy is significantly influenced by the manufacturing sector, particularly automotive production. The town is home to the Nissan Smyrna Assembly Plant, the largest automotive assembly plant in North America, which began operations in 1983. This facility produces several models, including the Nissan Pathfinder, Infiniti QX60, Nissan Rogue, and Nissan Murano, and employs approximately 8,400 people.

Beyond Nissan, Smyrna hosts a variety of major employers across different industries:

ASURION: A technology services company specializing in device protection and support, employing approximately 1,165 people.

VI-JON: A manufacturer of personal care products, with a workforce of approximately 737 employees

TAYLOR FARMS: A leading producer of fresh foods and salads, employing roughly 550 people in their Smyrna facility.

TRISTAR STONECREST MEDICAL CENTER: A full-service hospital with 119 registered beds and over 500 employees.

SQUARE D/SCHNEIDER ELECTRIC: Manufacturer of electrical distribution and control products, employing roughly 475 individuals.



JEFF KUSS MEMORIAL



SAM DAVIS HOMESITE

DEMOGRAPHICS 2025

	Estimated population	Estimated households	Average household income	Total household expenditure	Total retail expenditure
1 MILE	5,569	2,109	\$105,950	\$221M	\$110M
3 MILES	42,256	15,270	\$110,067	\$1.59B	\$817M
5 MILES	108,729	38,558	\$111,517	\$4.12B	\$2.12B



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COLLIERS NASHVILLE
615 3RD AVE S. SUITE 500
NASHVILLE, TN 37210
615 850 2700 | [COLLIERS.COM](https://www.colliers.com)