



FOR LEASE

**489 SAM RIDLEY PKWY
SMYRNA, TN**

MARKET  STREET
retail advisors

Contents

INVESTMENT OVERVIEW 3

AERIAL IMAGES 4

Site Plan 8

LOCATION OVERVIEW 9

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Market Street Retail Advisors and should not be made available to any other person or entity without the written consent of Market Street Retail Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Market Street Retail Advisors have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square improvements footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Market Street Retail Advisors have not verified, and will not verify, any of the information contained herein, nor have Market Street Retail Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARKET STREET AGENT FOR MORE DETAILS.

Investment Highlights

- ✓ Free standing 3,539 SF building on 1.01 acres
- ✓ Located on Sam Ridley Parkway – **ADT 54,892**
- ✓ Recent **\$15M** road expansion along Sam Ridley Parkway
- ✓ Located in the fastest growing county in Tennessee – **Rutherford County**

PROPERTY ADDRESS	489 SAM RIDLEY PKWY
CITY, STATE	SMYRNA, TN
SQUARE FEET	3,539
YEAR BUILT	2005
ACREAGE	1.01
LEASE RATE	\$185K NNN



Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM





24 152,197 VPD



TireDiscounters



SUBJECT PROPERTY



SAM RIDLEY PKWY W : 54,892 VPD



SMYRNA/RUTHERFORD COUNTY
AIRPORT AUTHORITY

TRACTOR SUPPLY CO

Walgreens

DUTCH BROS

Toor's

FIREHOUSE SUBS

DOLLAR GENERAL

O'Reilly AUTO PARTS

Wendy's
Scooter's Coffee
Arby's
McDonald's

DQ

us bank

Oscar's TACO SHOPS

BUFFALO WILD WINGS

WINGS STOP

MATTRESS KING

Valvoline

CVS pharmacy

HOBBY LOBBY
FIVE BELOW
TJ-MAXX

MOES

REGIONS

Academy SPORTS+OUTDOORS

Chick-fil-z

BANK OF AMERICA

Pinnacle FINANCIAL PARTNERS

Kroger

verizon

FIRST HORIZON

Wendy's

tropical CAFE
SMOOTHIE
Jersey Mike's

THE HOME DEPOT

WAFFLE HOUSE

SAM RIDLEY PKWY W : 54,892 VPD

FIFTH THIRD

SEVEN BREW
DRIVE THRU COFFEE

SUBJECT PROPERTY

Great Clips
IT'S GONNA BE GREAT

Blue Coast BURRITO

Publix

COOK-OUT

ROAD EXPANSION

- SAM RIDLEY PARKWAY EXPANSION
- \$11.9 MILLION EXPANSION
- EXPANDED TO 6 LANES
- ADDED 3 NEW TRAFFIC LIGHTS
- NEARLY 55,000 VPD

SUBJECT PROPERTY

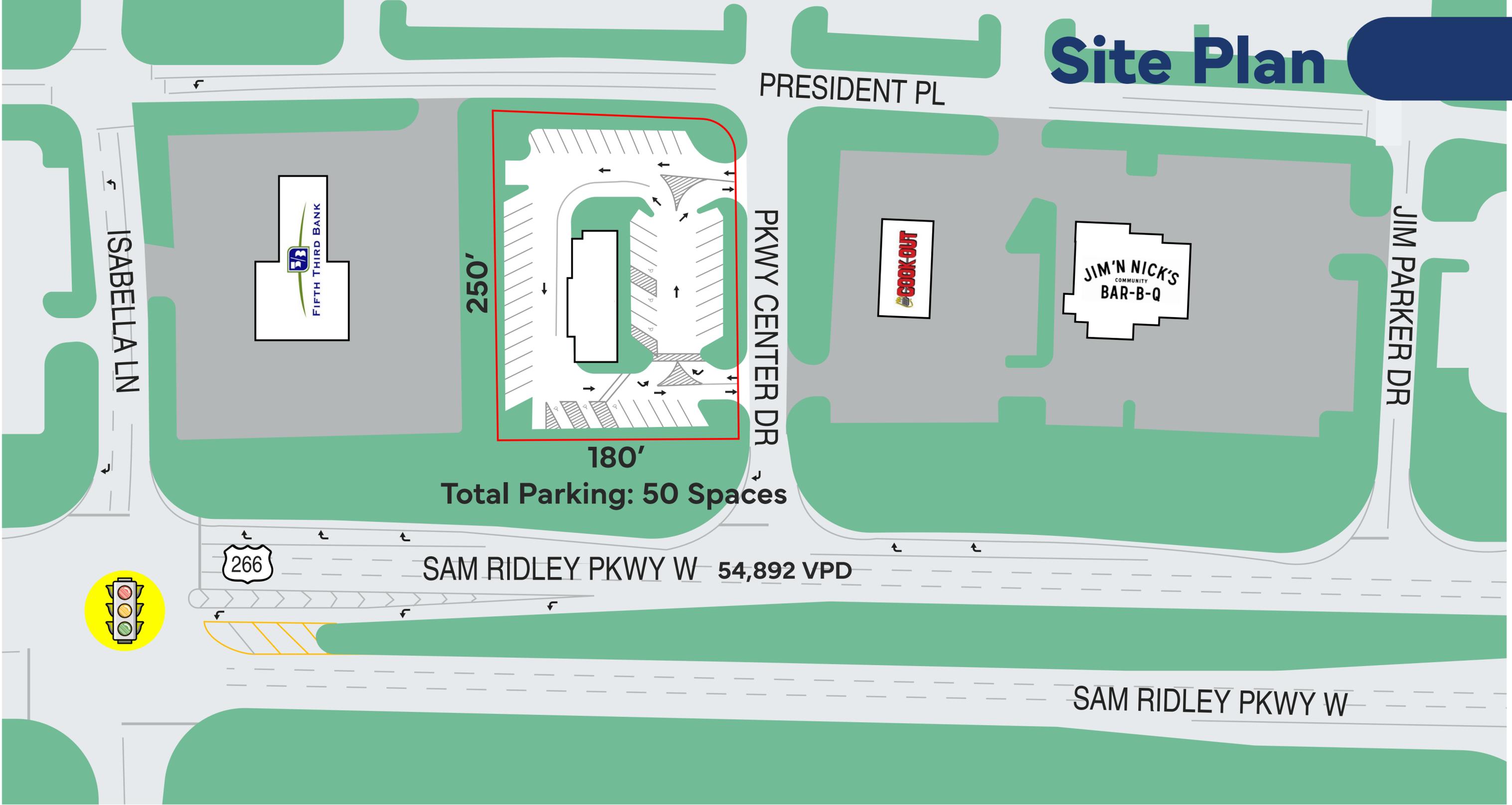
SAM RIDLEY PARKWAY EXPANSION INTERSECTION

- \$2.7 MILLION EXPANSION
- DOUBLE TURN LANES ON ALL 4 SIDES OF THE INTERSECTION
- NEW TRAFFIC SIGNAL AT OLD NASHVILLE HIGHWAY & GENIE LANE

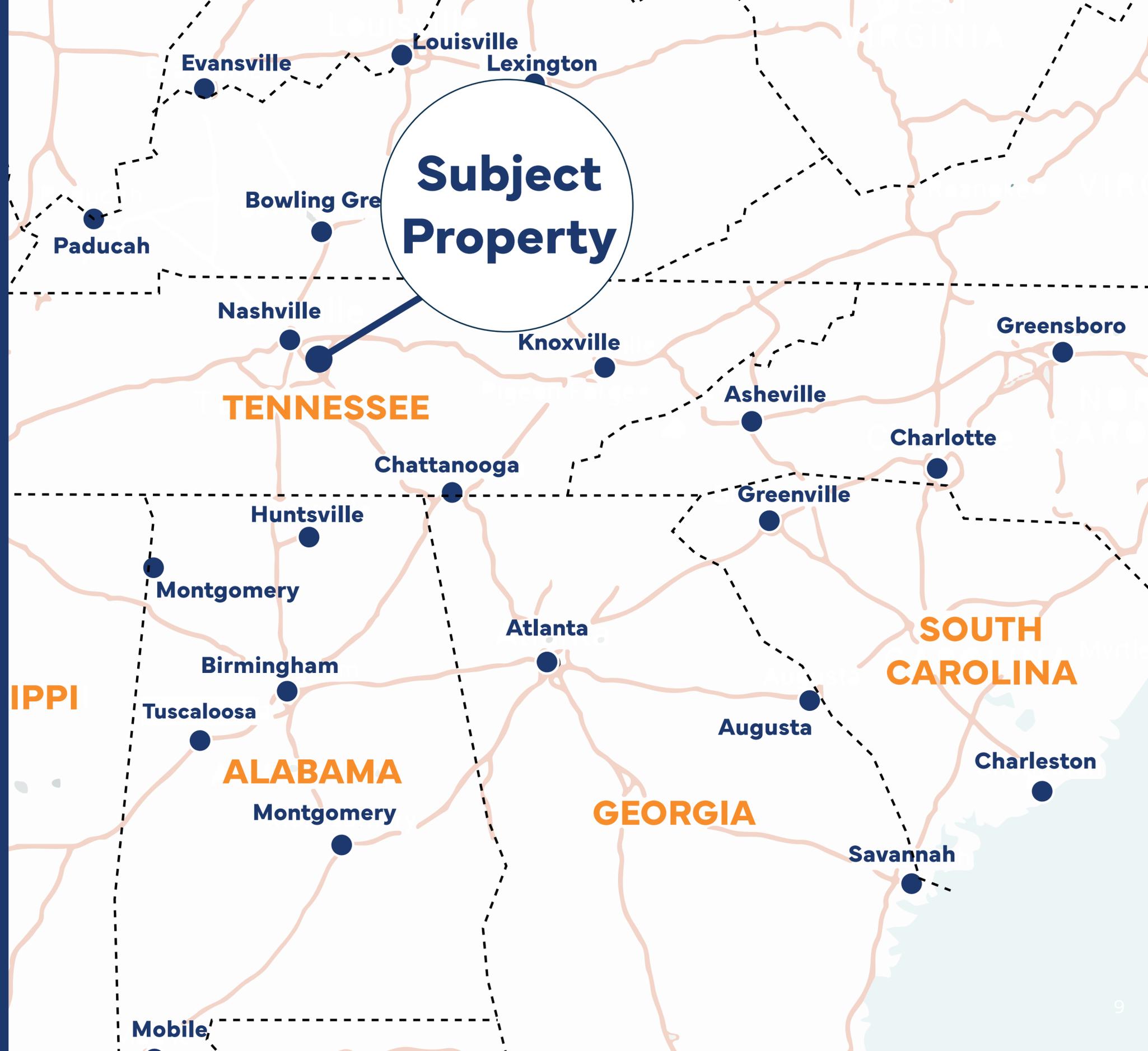
GENIE LANE EXPANSION

- EXPANSION RUNS PARALLEL TO SAM RIDLEY PARKWAY
- MULTIPLE ACCESS POINTS TO SAM RIDLEY PARKWAY

Site Plan



Investment Location



Demographics

 Population By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	30,201	54,381	78,800
April 1, 2010	41,525	82,461	124,081
April 1, 2020	51,127	101,416	163,443
January 1, 2025	56,843	112,462	177,326
January 1, 2030	60,067	118,856	187,257

 Income Characteristics	3 MILES	5 MILES	7 MILES
Total Personal Income	\$1,748,567,139	\$3,345,945,873	\$5,591,836,183
Total Household Income	\$1,742,985,188	\$3,336,422,761	\$5,576,599,138
Median Household Income	\$76,426	\$77,788	\$79,386
Avg. Household Income	\$95,271	\$94,677	\$98,666
Per Capita Income	\$34,200	\$32,992	\$34,213

 Households By Year	3 MILES	5 MILES	7 MILES
April 1, 2000	11,207	19,739	29,039
April 1, 2010	15,274	29,294	44,322
April 1, 2020	18,295	35,240	56,520
January 1, 2025	20,895	40,063	62,594
January 1, 2030	22,364	42,863	66,838

 Household Characteristics	3 MILES	5 MILES	7 MILES
Households - Jan 1, 2025	20,895	40,063	62,594
Family Households	13,161	25,980	41,676
Non-Family Households	5,134	9,260	14,844
Avg. Size of Household	2.78	2.87	2.88
Median Age of Household	48.4	48	47.4
Median Value Owner-Occupied	267,388	268,044	283,665
Median Rent Per Rent	1,110	1,181	1,270
Median Vehicles Per Household	2.4	2.5	2.5

Nashville is a Top City



Nashville's Attractive Employment Base

THE NASHVILLE MSA IS HOME TO DOZENS OF COMPANIES THAT EMPLOY OVER 1,000 PEOPLE, HIGHLIGHTED BY:

- Vanderbilt University Medical Center & Children's Hospital: 31,995 jobs
- Nissan Americas: 7,250 jobs
- HCA: 27,700 jobs
- Vanderbilt University: 9,289 jobs
- Ascension St. Thomas: 10,069 jobs
- Amazon: 13,200 jobs



#1

METROPOLITAN
ECONOMIC
STRENGTH RANKING
Policom



#1

MOST PROMISING
MARKET FOR REAL
ESTATE/INVESTOR
DEMAND
ULI



#1

TOP U.S. CITY FOR
JOB SEEKERS
Moneygeek



#1

BEST PLACES TO
LIVE IN THE U.S.
Travelandleisure

Major Employers



31,995 JOBS
1,318 BEDS



28,185 JOBS



27,700 JOBS
2,100 BEDS



14,678 JOBS



13,200 JOBS



11,072 JOBS



10,069 JOBS
1,642 BEDS



9,289 JOBS
13,456 ENROLLMENT



8,100 JOBS



7,250 JOBS



4,979 JOBS



5,148 JOBS



Regional Economic Drivers



Health Care

333,000

COMBINED
DIRECT AND
INDIRECT JOBS

\$68 billion

ANNUAL
ECONOMIC
IMPACT



Advanced Manufacturing

279,000

COMBINED
DIRECT AND
INDIRECT JOBS

\$70.8 billion

ANNUAL
ECONOMIC
IMPACT



Technology

65,542

COMBINED
DIRECT AND
INDIRECT JOBS

\$8 billion

ANNUAL
ECONOMIC
IMPACT



Tourism & Hospitality

106,115

COMBINED
DIRECT AND
INDIRECT JOBS

\$19 billion

ANNUAL
ECONOMIC
IMPACT



Music & Entertainment

80,757

COMBINED
DIRECT AND
INDIRECT JOBS

\$15.6 billion

ANNUAL
ECONOMIC
IMPACT

Nashville Growth



16%

POPULATION GROWTH
2014-2024



13.3%

JOB GROWTH
2014-2024



60.36%

GDP GROWTH
2013-2023



IT HAS BEEN PREDICTED THAT THE NASHVILLE POPULATION WILL GROW FROM

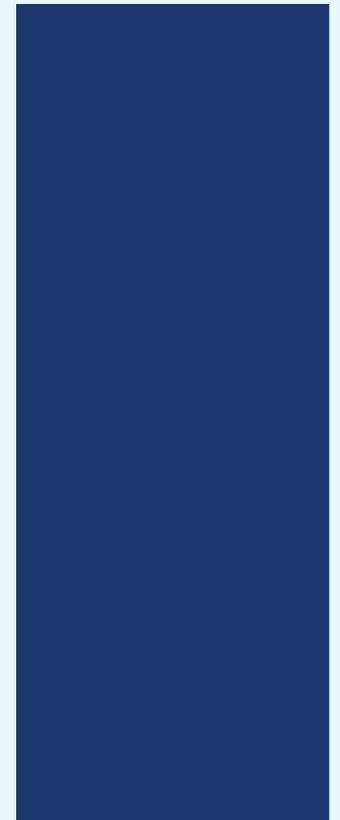
2.1 million in 2024 to 2.6 million in 2040.

2040 PREDICTIONS

2,642,779

2024 POPULATION

2,150,553



MARKET STREET



retail advisors



Ben Sullivan

MANAGING PARTNER

[BEN@MARKETSTREETRETAIL.COM](mailto:ben@marketstreetretail.com)

Harrison Truex

MANAGING PARTNER

[HARRISON@MARKETSTREETRETAIL.COM](mailto:harrison@marketstreetretail.com)

Tim Hickey

MANAGING PARTNER

[TIM@MARKETSTREETRETAIL.COM](mailto:tim@marketstreetretail.com)