

NEW KROGER MARKETPLACE DEVELOPMENT – SMYRNA, TN

PRIME RETAIL SPACE AVAILABLE



PROPERTY DETAILS

Address Lee Victory Pkwy @
Bulldog Dr
Smyrna, TN

Estimated
Completion
Date Q4 2026

Total Square
Footage 10,000 SF

Available SF 1,400 up to 10,000 SF

Available Pads 4 pads between 1.31-
1.69 AC

Asking Rent \$38/sf NNN

Anchor Kroger Marketplace

Daily Traffic
Counts (VPD) Lee Victory Pkwy:
22,245
S Lowry St
30,429

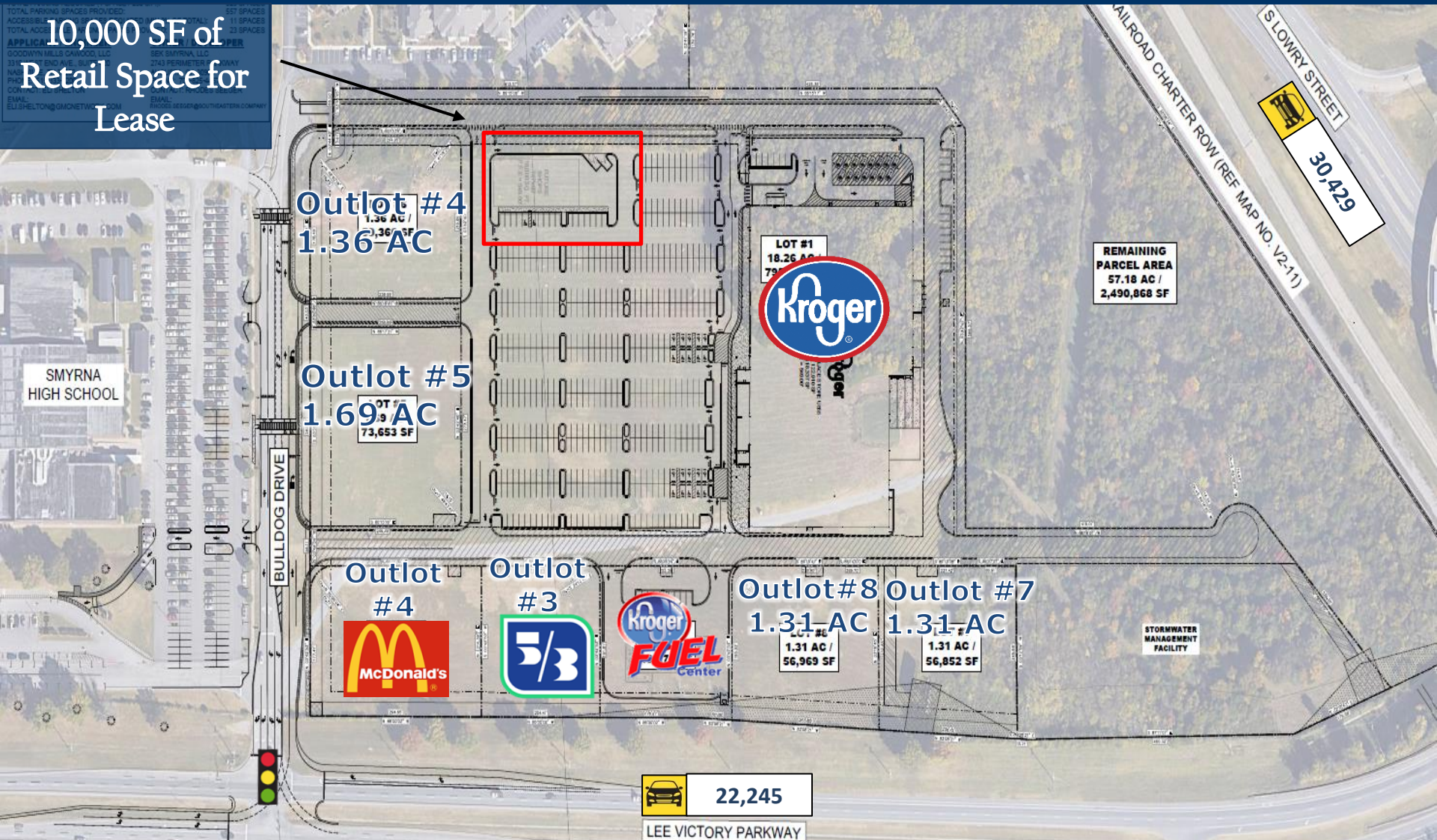
DEMOGRAPHICS	HHI	Population
3 miles	\$88,162	48,482
5 miles	\$96,987	91,173
10 miles	\$107,429	315,313



PROPERTY SUMMARY

Brand new Kroger Marketplace in Smyrna, TN located less than 3 miles off Interstate 24. Set to open in 2026, with 6 Outlots along Lee Victory Pkwy and Bulldog Drive available. Center will also have 10,000 square feet of retail shops available for lease. Call for more details.

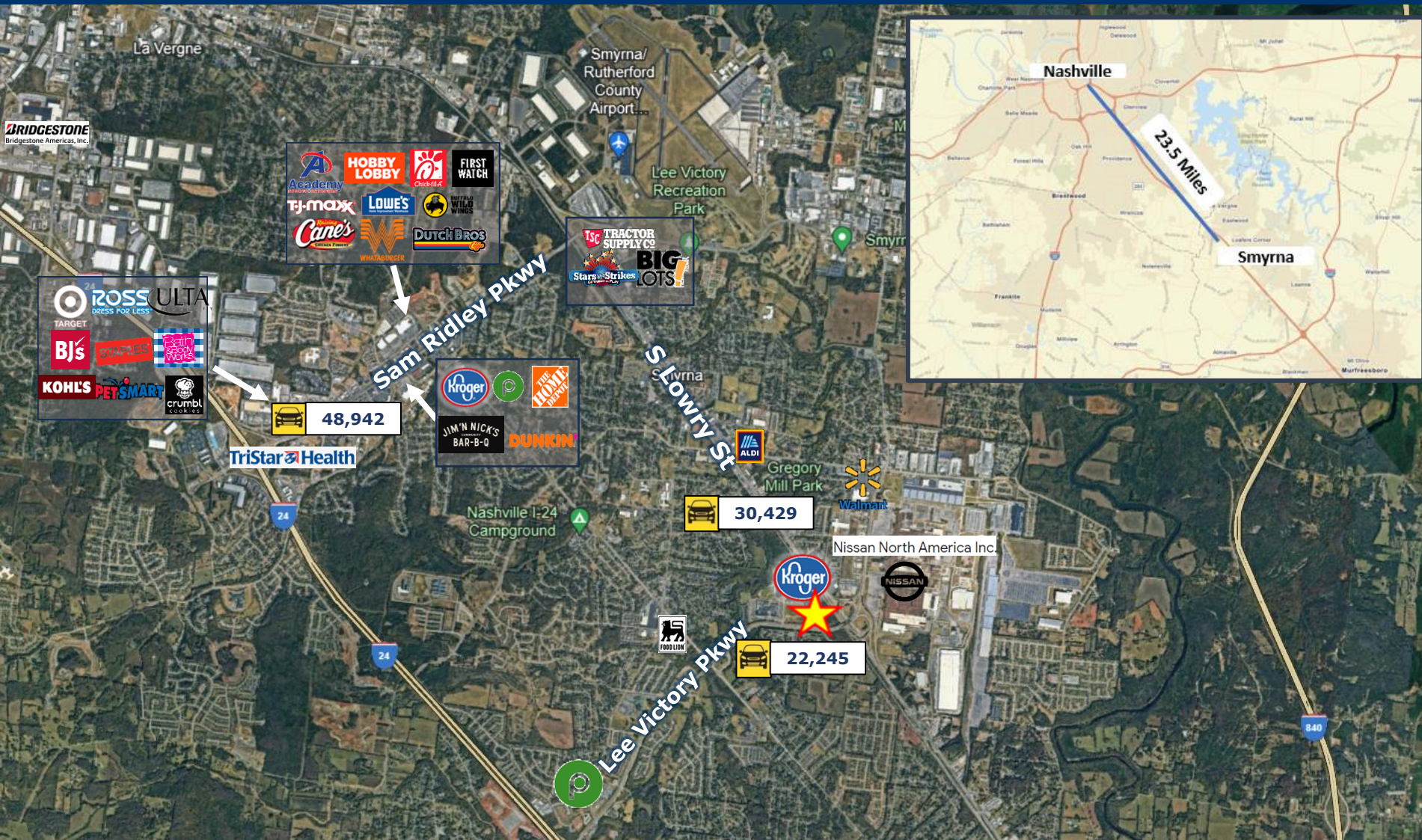
10,000 SF of
Retail Space for
Lease



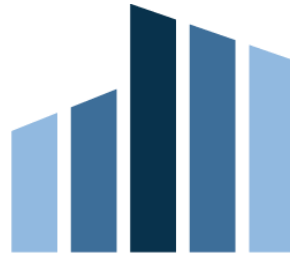
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SOUTHEASTERN

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