

FOR LEASE

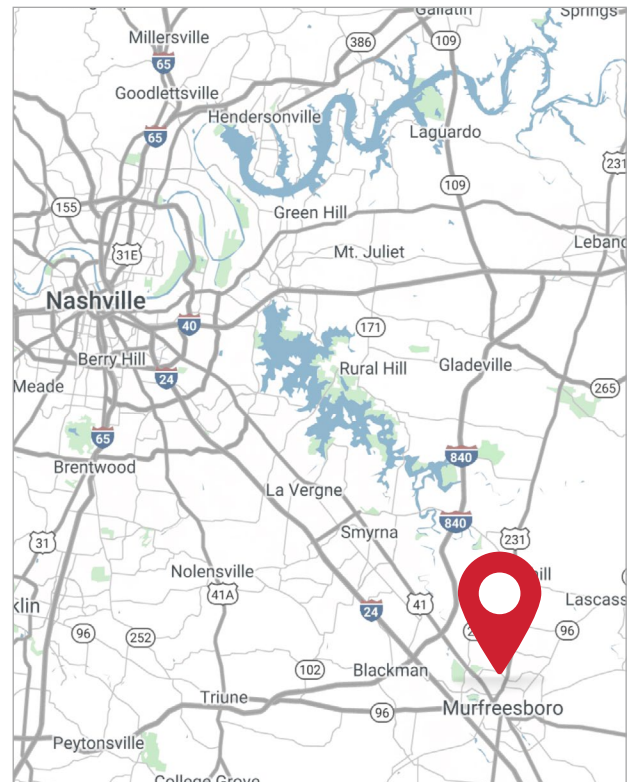
Retail Space Available at Bella's Place in Smyrna



PROPERTY SUMMARY

Bella's Place offers a highly visible retail opportunity in Smyrna with immediate access to Sam Ridley Parkway. Positioned between Old Nashville Highway and the I-24 interchange, the site benefits from excellent accessibility and is less than one mile from I-24. Located within one of Smyrna's busiest commercial corridors, the space is ideal for retail (non-restaurant) and has strong visibility and convenient access.

ADDRESS	479 Sam Ridley Parkway W, Smyrna, TN 37167
SIZE	2,319 SF
LEASE RATE	\$35.00 NNN
DATE AVAILABLE	Immediately
TRAFFIC COUNT	Sam Ridley Parkway - 54,892 CPD



POINTS OF INTEREST



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	7,930	53,401	114,708
2029 POPULATION PROJECTION	9,036	61,258	130,173
2024 HOUSEHOLDS	3,044	19,193	39,776
2029 HOUSEHOLD PROJECTION	3,452	21,925	44,961
AVG. HOUSEHOLD INCOME	\$87,944	\$87,351	\$89,844

Data pulled 12/12/2025 from Costar

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