



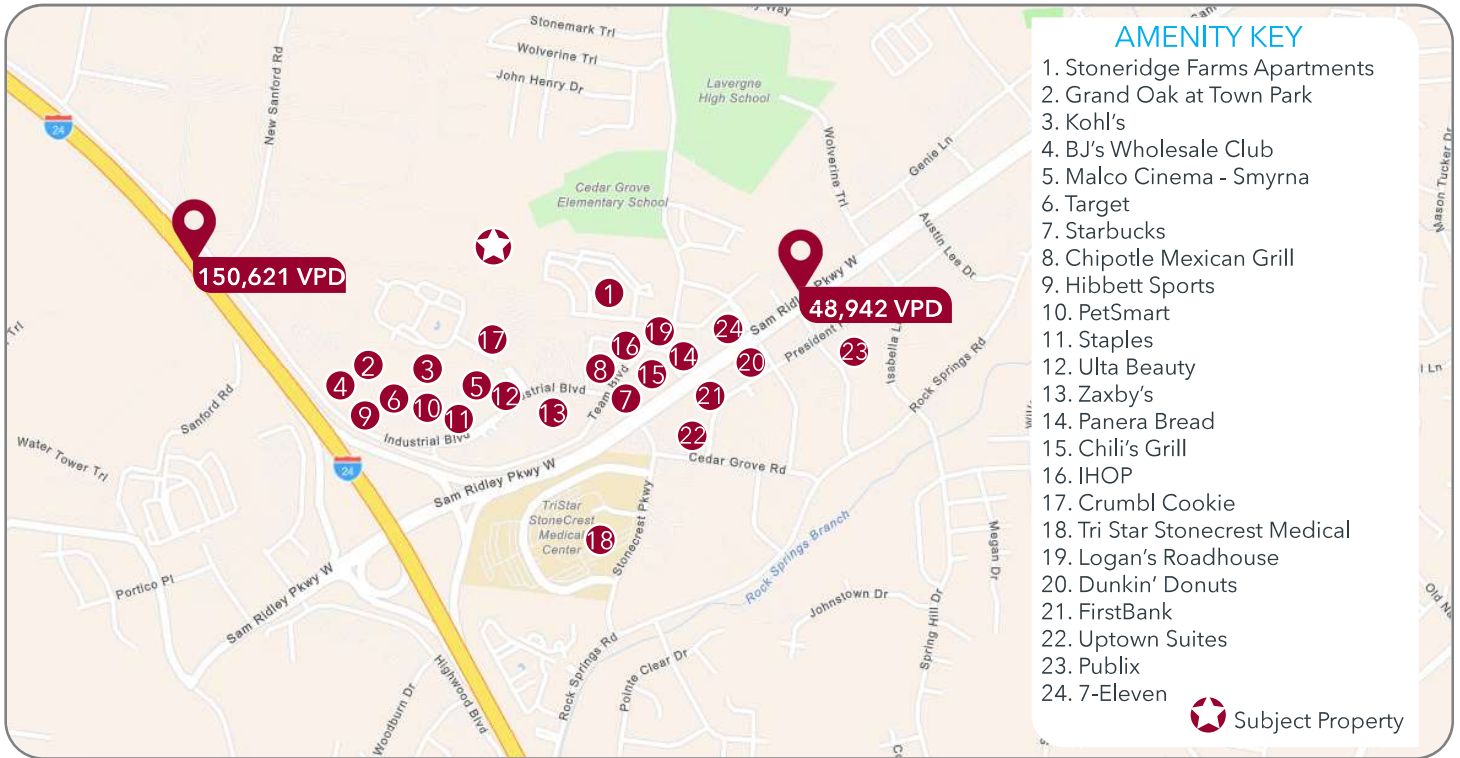
PROPERTY SUMMARY

Lee & Associates is pleased to present to the market a prime development opportunity located within the Marketplace at Smyrna. One of the last undeveloped outparcels in Smyrna's premier power center, the subject 3.54-acre property is poised to present a myriad of opportunities in a growing market. Previous efforts by current ownership has pre-positioned the site for a 119-room upper midscale hotel development, but the PUD zoning allows for general retail, restaurants, office and more. Please reach out Gaines Hanks and the Lee & Associates team for pricing and additional information.

PROPERTY HIGHLIGHTS

- ±3.54 Acre outparcel in Smyrna's premier power center
- One of the last remaining outparcels in Marketplace at Smyrna
- Previously approved for 119-room upper midscale hotel development
- PUD zoning allows for use flexibility
- Ideal for general retail, restaurant, hotel, office or bank development
- Situated along Sam Ridley Parkway exit of I-24
- Utilities on site, cleared and ready for development
- Survey available upon request

AREA MAP



	1 MILES	3 MILES	5 MILES
2023 Population	6,227	48,869	113,680
Annual Growth 2023-2028	2.5%	2.7%	2.5%
Average HH Income	\$93,382	\$90,923	\$91,012

CONTACT US



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