



401
CHANEY ROAD
SMYRNA, TN



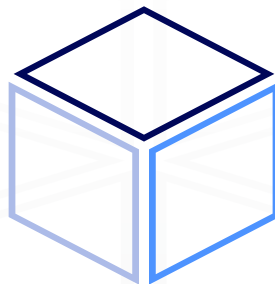
16,214 SF

**STAND-ALONE
RETAIL BUILDING**

SITUATED ON ±1.88 ACRES

For Sale OR Lease

**can be subdivided*



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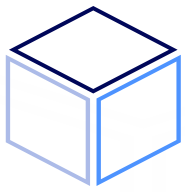


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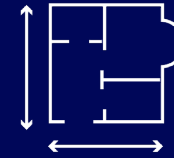
PROPERTY SUMMARY

401 Chaney Road presents a prime opportunity for an owner/user to acquire a well-positioned stand-alone retail building in the growing Smyrna market. Smyrna is located just 24 miles from downtown Nashville and is one of the most sought-out areas of the MSA. The building offers **approximately 16,214 square-foot** of space situated just off Sam Ridley Parkway, the area's primary retail and commercial corridor with strong **traffic counts in excess of 54,800 daily** and excellent visibility.

This freestanding building provides an ideal setting for a variety of retail, service, or showroom uses, with convenient access, ample parking, and excellent connectivity to the surrounding community. Its strategic location places it within close proximity to major national retailers, restaurants, and dense residential neighborhoods with **over 6,500 new residences** under construction or in the pipeline, making it an attractive investment for a business looking to establish a prominent presence in Rutherford County.

The building is currently leased to a successful wine and spirits superstore that is also owned by the owners of the building. The owners believe that the liquor store can operate more efficiently in a more compact space and are therefore interested in subdividing and leasing a portion of the building to be configured to meet the needs of the new tenant. However, the owners also own the adjacent undeveloped lot. In the event of a sale or lease of the entire building, the owners intend to construct a new building on the adjacent lot in which they will continue operating the wine and spirits superstore.

	1 MILE	3 MILES	5 MILES
POPULATION	5,710	51,588	113,531
HOUSEHOLDS	2,218	18,849	40,304
AVG. HH INCOME	\$101,596	\$102,403	\$106,363
DAYTIME POPULATION	10,487	52,802	126,716
ANNUAL RETAIL EXPENDITURE	\$107 M	\$974 M	\$2.1 B



BUILDING RSF
 ±16,214 SF



LAND AREA
 ±1.88 Acres



OWNER/USER OPPORTUNITY
 Current tenant relocating



NEW CONSTRUCTION
 Built in 2023



TWO LOADING DOCKS
 Dock doors for deliveries



ABUNDANT PARKING
 67 surface spaces



INTERSTATE 24
Less than 1 mile



TRISTAR STONECREST
MEDICAL CENTER
Less than 1 mile



NORTH RUTHERFORD
FAMILY YMCA
Less than 2 miles



MOTLOW STATE
COMMUNITY COLLEGE
Less than 2 miles



SMYRNA/RUTHERFORD
AIRPORT
Less than 4 miles



NISSAN ASSEMBLY
PLANT
Less than 6 miles



EASY ACCESS TO INTERSTATE 24

La Vergne

Smyrna/Rutherford County Airport

41

Motlow State Community College

La Vergne High School

Cedar Grove Elementary School

Nioway St
Sam Ridley Pkwy W
Sam Ridley Pkwy E

Lee Victory Recreation Park

North Rutherford Family YMCA

20 Minute Drive to Nashville

Marketplace at Smyrna

- TARGET KOHL'S
- ROSS crumbl
- Bath & Body Works
- ULTA DOLLAR TREE
- PETSMART
- Buff City Soap Staples
- Plus more amenities.

401 CHANEY ROAD
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TriStar StoneCrest Medical Center

Smyrna

1

INTERSTATE 24

15 Minute Drive to Murfreesboro

41

Nissan Smyrna Assembly Plant

Nissan Dr

NEIGHBORHOOD RETAIL AERIAL



LA VERGNE
HIGH SCHOOL

CEDAR GROVE
ELEM. SCHOOL

- target
- KOHL'S
- ROSS DRESS FOR LESS
- DOLLAR TREE
- PETSMART
- Starbucks
- Staples
- Dunkin'
- CVS pharmacy

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152,197 VPD

54,892 VPD

14,589 VPD

14,531 VPD

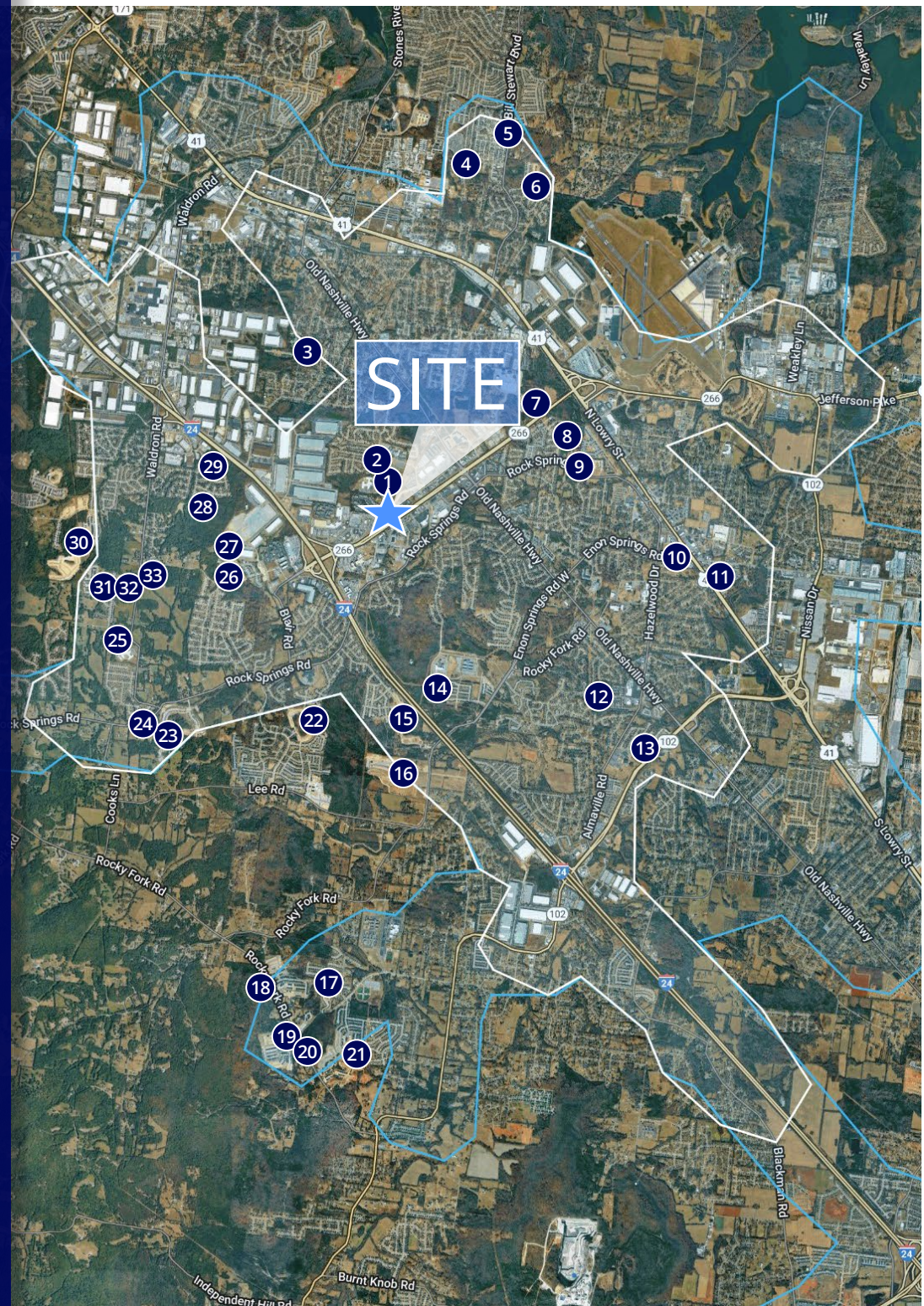
Subdivision Growth

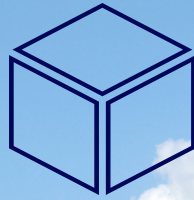
Source: MarketGraphics

#	Subdivision	Total Lots/Units	#	Subdivision	Total Lots/Units
1	Cedar Grove Village <i>Proposed</i>	24	20	Stewarts Glen	56
2	Chaney Place Townhomes <i>Proposed</i>	50	21	Cedar Hills	370
3	Retreat at Finch Branch	139	22	Woodmont	578
4	Minerva Village	115	23	Gwynne Farms	510
5	McCormick Place <i>Proposed</i>	28	24	Mable Farms <i>Proposed</i>	125
6	Holmes Place	31	25	Pinnacle Point	23
7	Stewarts Landing	75	26	Portico Place	146
8	Spring Branch <i>Proposed</i>	137	27	Blair Ridge <i>Proposed</i>	141
9	Harts Branch Townhomes	140	28	Mission Hills	399
10	Enon Springs Townhomes <i>Proposed</i>	35	29	Woodland Hills <i>Proposed Expansion</i>	85
11	Pinto Place Townhomes <i>Proposed</i>	22	30	Carothers Crossing	464
12	Villagewood Townhomes <i>Proposed</i>	75	31	The Ridge	148
13	Legacy Luxury Townhomes <i>Proposed</i>	52	32	Twinning Station <i>Proposed</i>	632
14	Sundale	145	33	Arbor Ridge	798
15	Villages of Greentree	335			
16	Graystone	220			
17	Parkside	195			
18	Saddle Grove	22			
19	Blakeney	272			

New, Under Construction or Planned
±6,500 HOMES

— 10 MIN DRIVETIME
 — 15 MIN DRIVETIME





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