



FOR LEASE

Rockside Square Plaza

1170 ROCK SPRINGS RD

Smyrna, TN 37167

1,500 – 9,000 SF

AVAILABLE

\$43.00 – \$46.00

SF/YR

4

SPACES

Rockside Square LLC

1170 Rock Springs Rd
Smyrna, TN
6157100633

Meshel Ibrahim

6157100633 (Mobile)
meshel.ibrahim@outlook.com

Property Overview



1,500 - 9,000 SF
AVAILABLE SF



\$43 - \$46
ASKING RATE SF/YR



4
SPACES AVAILABLE



1.63
LOT SIZE



9000SqFt
BUILDING SQFT



028-075.00-000
PARCEL ID



C-2
ZONING TYPE



Rutherford
COUNTY

EXECUTIVE SUMMARY

- Rockside Square Plaza has great exposure on Smyrna's Retail Corridor attracting 20,000 cars per day and provides easy access to parking and stores with multiple ingress & egress points within the property. Smyrna is one of the fastest growing cities in the US making this a very desirable location to invest in.
- Rockside Square Plaza's premier location, brand-new look, strong tenancy, high foot traffic provide an ideal leasing opportunity in a dense suburban location with excellent demographics.

PROPERTY HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Future road expansion to 4 lanes
- Property is strategically located in the busiest shopping area with direct frontage on Rock Springs Rd.
- Glass Storefronts with Aluminum Frames.
- Heavy Traffic Corner Location With Abundant Shared Parking.
- Located on Rock Springs Rd, a major thoroughfare and premier location in the submarket.
- One of the strongest and most desirable retail trade areas within Smyrna.

ACCESSIBILITY



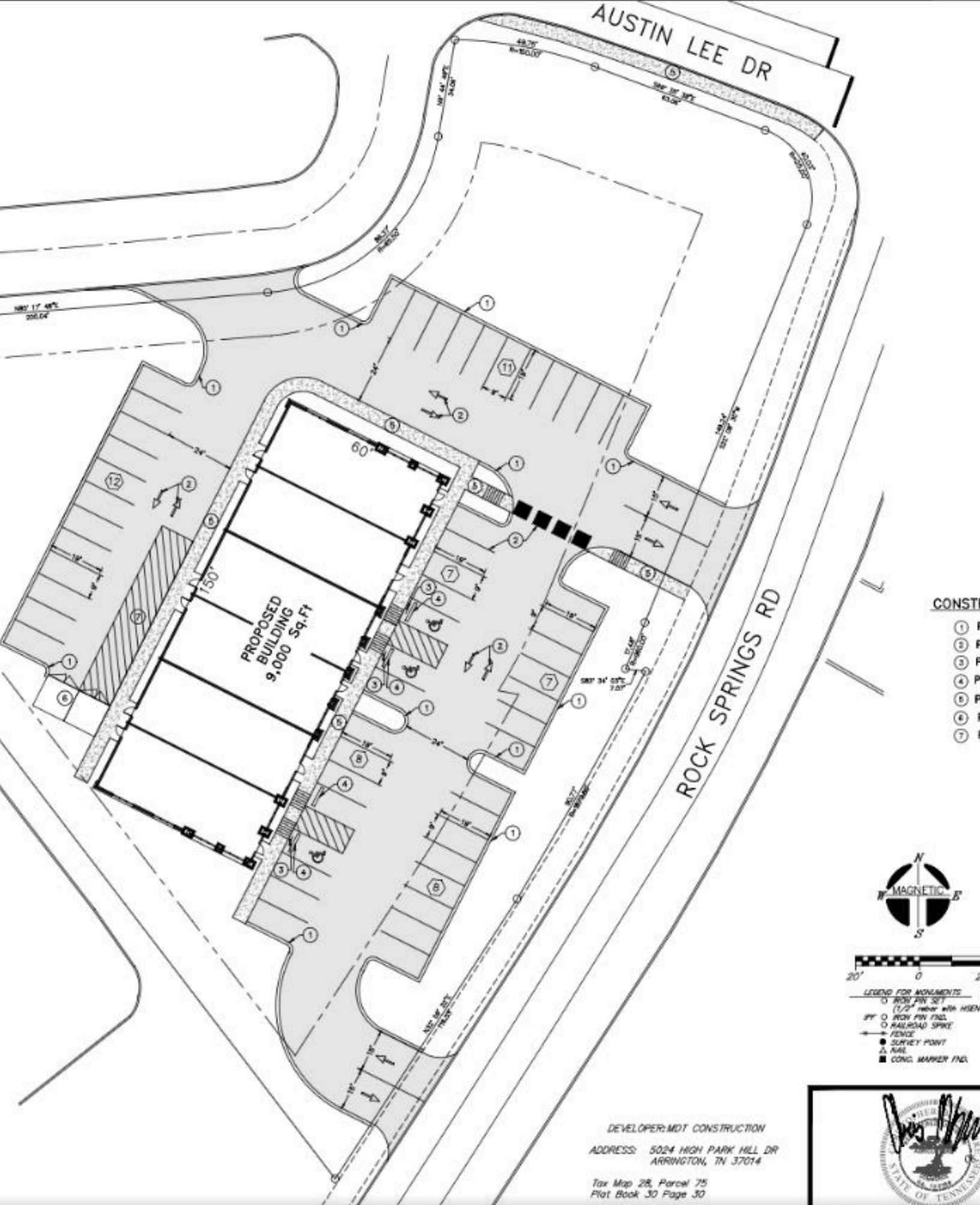
TRANSIT

Smyrna Stars & Strikes Park and Ride	1.5 mi
University & College Designers Association	1.9 mi



AIRPORTS

Nashville International Airport	12.1 mi
John C Tune Airport-Jwn	23.1 mi
Smyrna/Rutherford County Airport Authority	2.1 mi



- CONSTRUCTION
- 1" IRON PIN SET
 - 1/2" IRON PIN SET
 - 1/4" IRON PIN SET
 - 1/8" IRON PIN SET
 - 1/16" IRON PIN SET
 - 1/32" IRON PIN SET
 - 1/64" IRON PIN SET
 - 1/128" IRON PIN SET
 - 1/256" IRON PIN SET
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Space Available

1

\$43 SF/Yr

SF AVAILABLE

9,000 SF

TYPE

NNN

TERM

Negotiable

2

\$43 SF/Yr

SF AVAILABLE

1,500 – 3,000 SF

TYPE

NNN

TERM

Negotiable

3

\$45 SF/Yr

SF AVAILABLE

1,500 – 3,000 SF

TYPE

NNN

TERM

Negotiable

4

\$46 SF/Yr

SF AVAILABLE

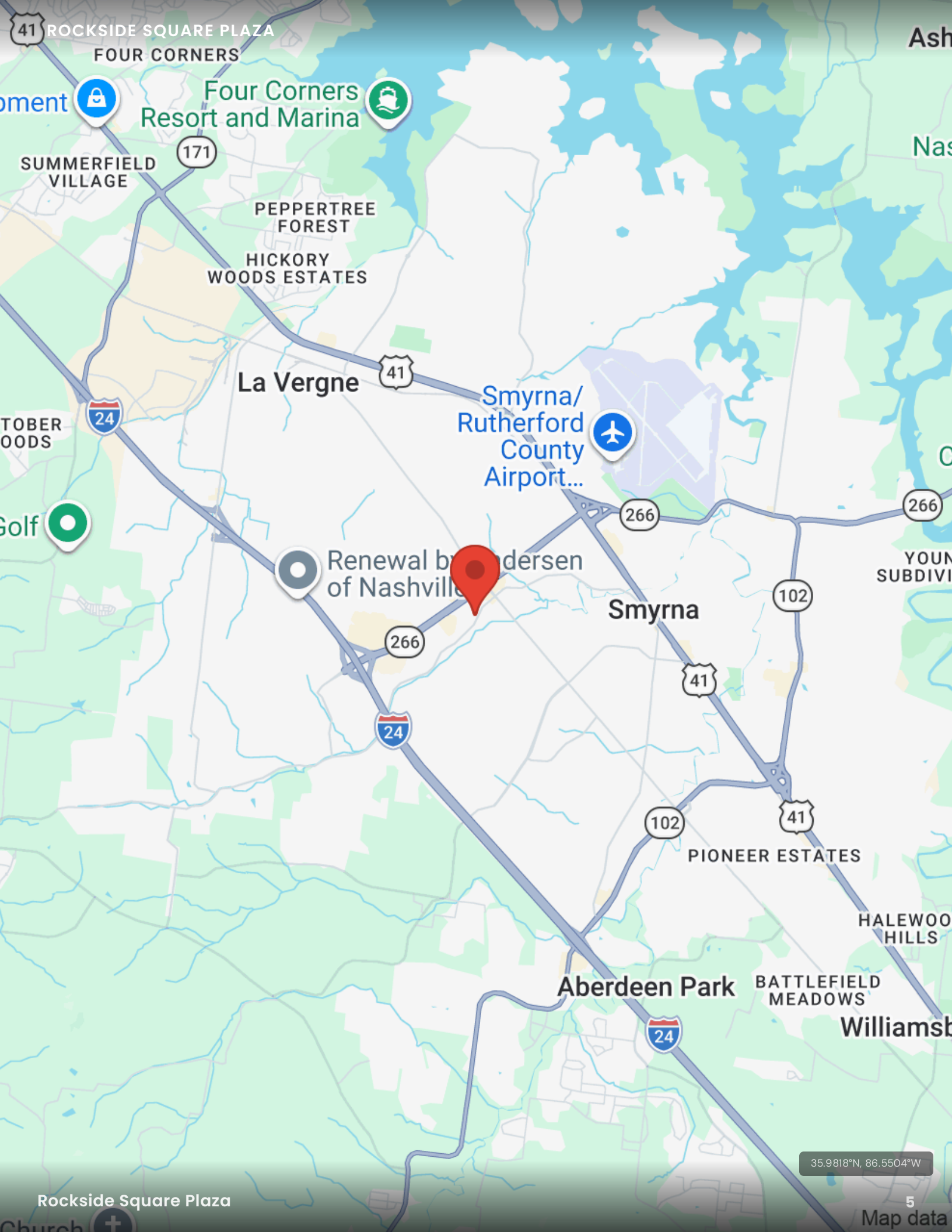
1,500 – 3,000 SF

TYPE

NNN

TERM

Negotiable



41 ROCKSIDE SQUARE PLAZA
FOUR CORNERS

Four Corners
Resort and Marina

SUMMERFIELD
VILLAGE

171

PEPPERTREE
FOREST
HICKORY
WOODS ESTATES

La Vergne 41

Smyrna/
Rutherford
County
Airport...

TOBER
OODS

24

Golf

Renewal by Andersen
of Nashville

266

24

Smyrna

266

102

41

102

41

PIONEER ESTATES

HALEWOOD
HILLS

Aberdeen Park

BATTLEFIELD
MEADOWS

24

Williamsh


35.9818°N, 86.5504°W

Rockside Square Plaza


Church

5
Map data

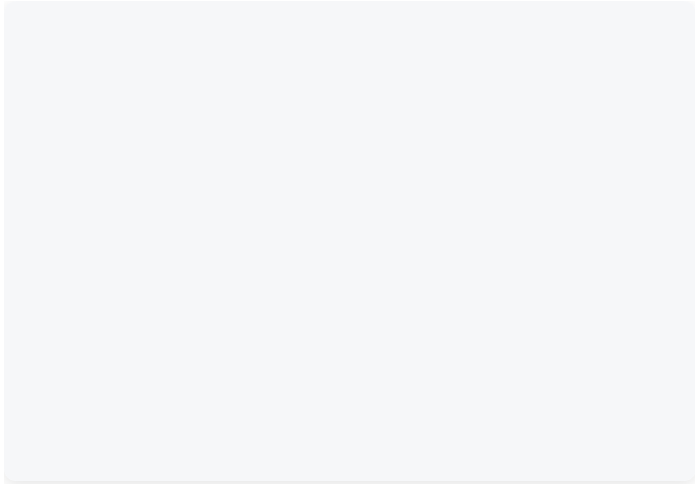
Population By Year

 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

 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

Market Overview



POPULATION
177,000 within 5 miles

AREA
29.7 sq mi

ELEVATION
545 ft

COUNTY
Rutherford County

STATE
Tennessee

AVG HOUSE HOLD INCOME WITHIN 5 MILES
\$95,000

Smyrna is a town primarily located in Rutherford County, Tennessee, with a small portion extending into Williamson County. Smyrna's population was 53,070 at the 2020 census, making it the largest town in Tennessee by population in that census. Smyrna is part of the Nashville metropolitan area.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	
Population	7,897
Median HH Income	\$76,515
Households	3,267

3-MILE RADIUS	
Population	55,452
Median HH Income	\$83,121
Households	20,452

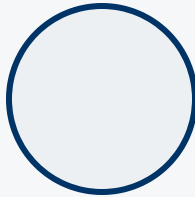
5-MILE RADIUS	
Population	118,600
Median HH Income	\$86,047
Households	41,735

Source: ESRI / ArcGIS Business Analyst

PRESENTED BY

Rockside Square Plaza

1170 ROCK SPRINGS RD, Smyrna, TN, 37167



Meshel Ibrahim

6157100633

meshel.ibrahim@outlook.com

Rockside Square LLC

1170 Rock Springs Rd
Smyrna, TN
6157100633

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ROCKSIDE SQUARE LLC and it should not be made available to any other person or entity without the written consent of ROCKSIDE SQUARE LLC.

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