



LOCATION:

Fronting Genie Lane at Sam Ridley Parkway and Austin Lee Drive in Smyrna, Tennessee

FACTS:

GLA: 85,144 square feet

Tenants: Hobby Lobby
 TJ Maxx
 Five Below

Traffic: Sam Ridley Pkwy 44,683 AADT
 Old Nashville Hwy 10,273 AADT
 I-24 135,506 AADT

Year Built: 2017

COMMUNITY:

- Smyrna enjoys the best of all worlds—it is a major bedroom community to Nashville, while also being a large employment center, with over 148,960 employees in Rutherford County alone.
- Rutherford County is the **second fastest growing county in Tennessee** and the 30th fastest growing county in the United States. The recent population explosion and high income levels have made Rutherford County a hotbed for retail growth in Middle Tennessee.
- The Sam Ridley intersection is the primary retail/hospitality corridor serving the greater Smyrna area.

NEIGHBORHOOD:

Super Target	Verizon	Chick-fil-A	Bank of America
Academy Sports	Publix	The Home Depot	Kroger
Lowe's	Starbucks	Cracker Barrel	Walgreens
Buffalo Wild Wings	Krispy Kreme	PetSmart	Kohl's
Cheddars	CVS	Ross	Panera Bread

DEMOGRAPHICS:

	2017 Estimates	3 Mile Radius	5 Mile Radius
Population		46,063	99,710
Avg. Household Income		\$65,786	\$68,778
Population Growth 2000-2017		67%	73%

AERIAL:



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