

VILLAGE CREST SHOPPING CENTER LEASE AVAILABILITY

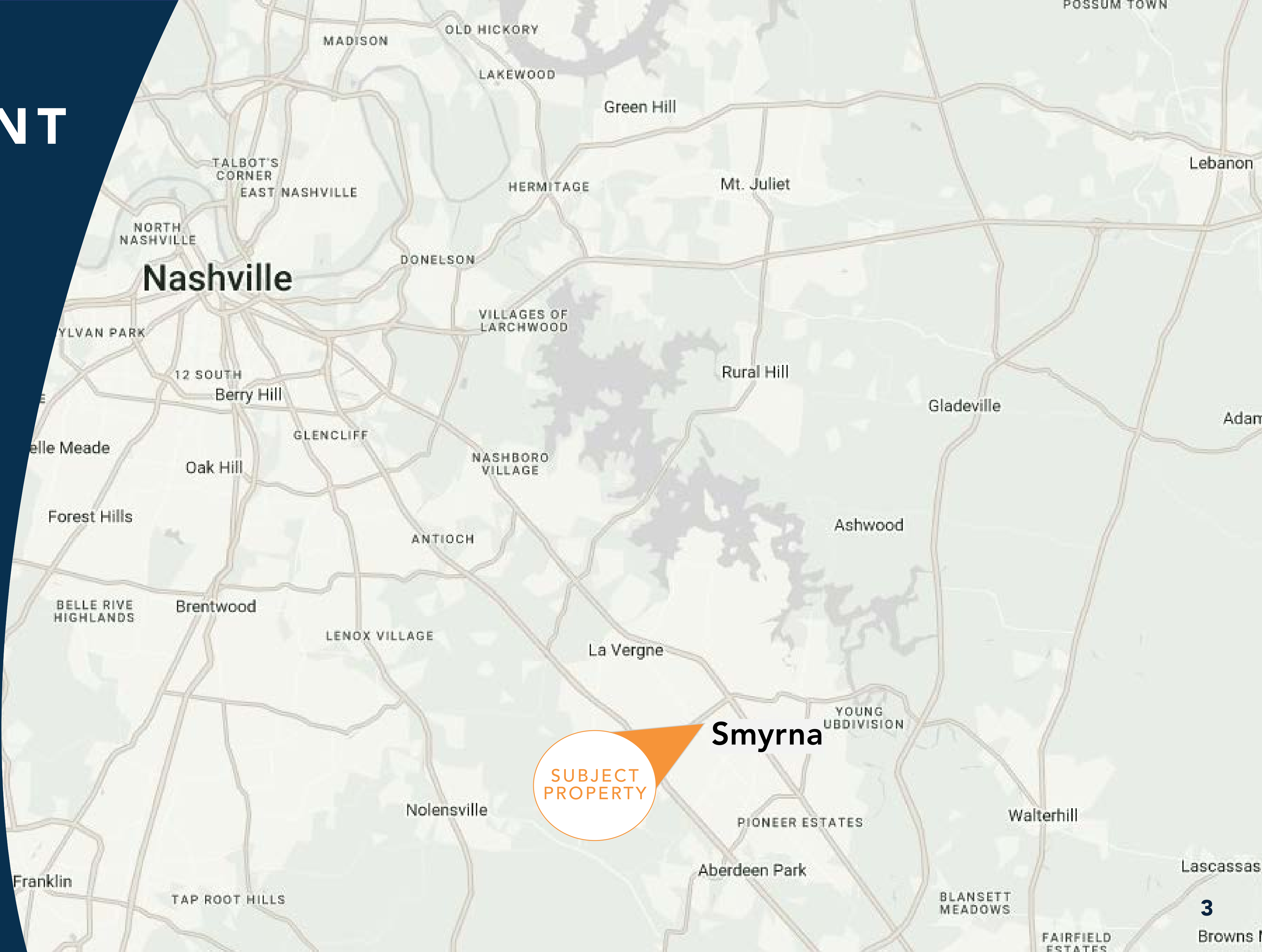
331-337 W SAM RIDLEY PKWY & 831 NEEDHAM DR
SMYRNA, TN | NASHVILLE MSA



1,290 SF



INVESTMENT LOCATION







MARKETPLACE AT SMYRNA | 161,000 SF

STAPLES ULTA BEAUTY PETSMART KOHL'S TARGET

BJ's

Academy
SPORTS + OUTDOORS

HOBBY LOBBY

five BELOW
TJ-maxx

LOWE'S

Walgreens

BUFFALO WILD WINGS

AspenDental

MOES
SOUTHWEST GRILL

FIRST WATCH

Chick-fil-A

CVS
pharmacy

COOK OUT
JIM 'N NICK'S
COMMUNITY BAR-B-Q

Kroger

THE HOME DEPOT

Publix

TriStar StoneCrest
MEDICAL CENTER

24

157,162 VPD

OLD NASHVILLE HWY: 12,357 VPD

SAM RIDLEY PKWY W: 54,892 VPD

VILLAGE CREST

RaceTrac
WHATEVER GETS YOU GOING



Walmart

THE VINTAGE

1,283 Units

MARLOWE

638 Units

MOTLOW STATE

SEWARTS LANDING

44+ Acre Mixed-Use Development

SPROUTS
FARMERS MARKET

Wawa

JONATHAN'S
GRILLE

SMYRNA/RUTHERFORD COUNTY



AIRPORT AUTHORITY



REDSTONE
FEDERAL CREDIT UNION

Andy's
Frozen Custard



Dutch Bros
Coffee



Toot's NUTRITION
FACTORY

BatteriesPlus
BUSINESS



SAM RIDLEY PKWY W: 54,892 VPD

RaceTrac
WHATEVER GETS YOU GOING®

Canes
CHICKEN FINGERS

OLD NASHVILLE HWY: 12,357 VPD

VILLAGE CREST

ROAD EXPANSION

- SAM RIDLEY PARKWAY EXPANSION
- \$11.9 MILLION EXPANSION
- EXPANDED TO 6 LANES
- ADDED 3 NEW TRAFFIC LIGHTS
- NEARLY 55,000 VPD

GENIE LANE EXPANSION

- EXPANSION RUNS PARALLEL TO SAM RIDLEY PARKWAY
- MULTIPLE ACCESS POINTS TO SAM RIDLEY PARKWAY

SUBJECT PROPERTY

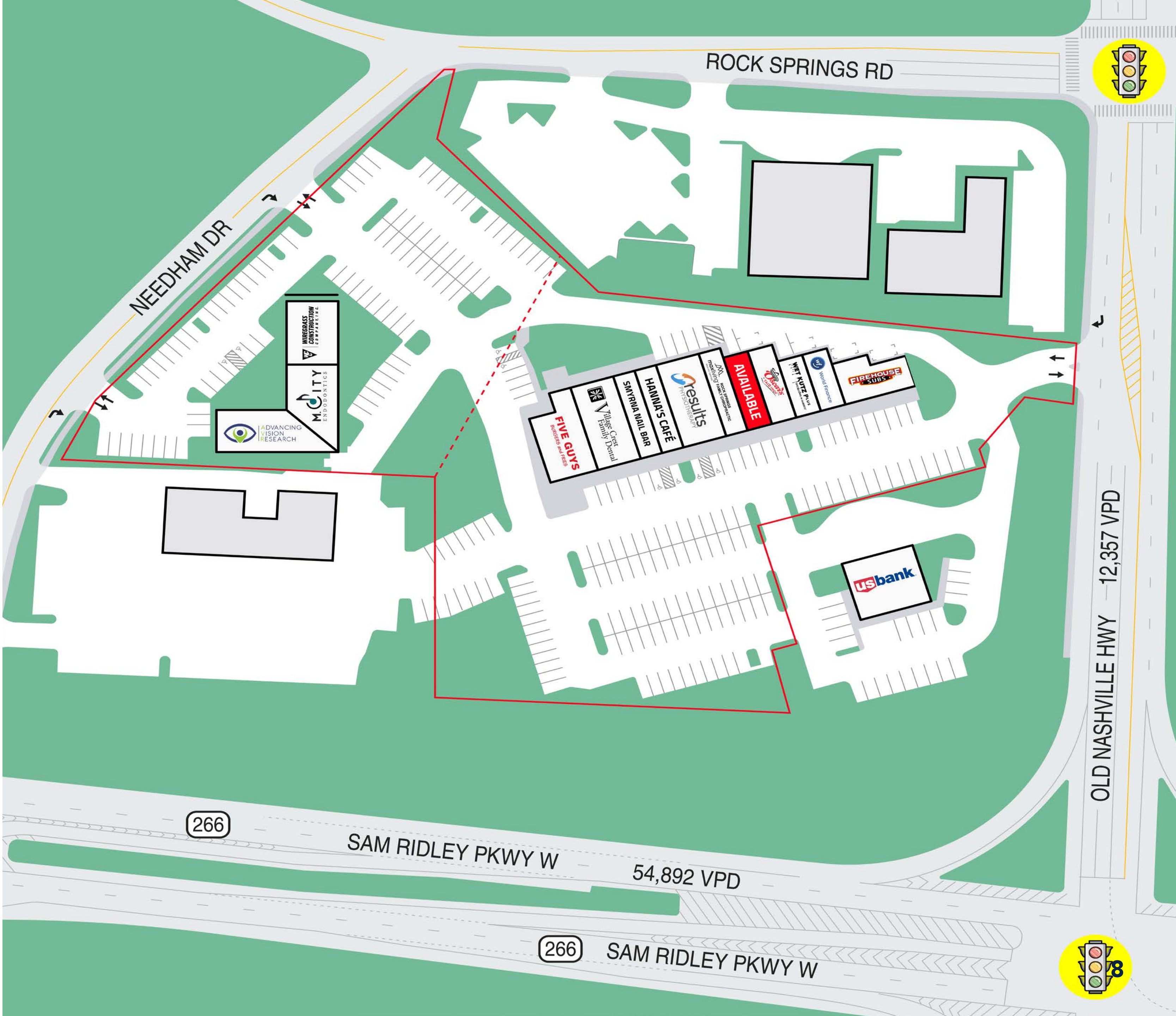
SAM RIDLEY PARKWAY EXPANSION INTERSECTION

- \$2.7 MILLION EXPANSION
- DOUBLE TURN LANES ON ALL 4 SIDES OF THE INTERSECTION
- NEW TRAFFIC SIGNAL AT OLD NASHVILLE HIGHWAY & GENIE LANE

SITE PLAN

TENANT ROSTER

- 311 Five Guys
- 315 Heartland Dental
- 319 Smyrna Nail Bar
- 321 Hanna's Cafe
- 323 Benchmark Rehab
- 325 Rock Springs Chiropractic
- 329 AVAILABLE
- 331 Oscar Tacos
- 333 Wet Kutz
- 335 World Finance
- 337 Firehouse Subs
- 811 & 815 Wiregrass
- 819 Endodontic Practice Partners
- 827 & 831 Advancing Vision Research



MARKET STREET

retail advisors



Ben Sullivan

MANAGING PARTNER

BEN@MARKETSTREETRETAIL.COM

Harrison Truex

MANAGING PARTNER

HARRISON@MARKETSTREETRETAIL.COM

Tim Hickey

MANAGING PARTNER

TIM@MARKETSTREETRETAIL.COM