

Self Storage Development Opportunity

ARGUS
SELF STORAGE ADVISORS



Lowry Station Self Storage Development Site

689 S. Lowry Street
Smyrna, TN 37167

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LIST PRICE: \$1,300,000

INVESTMENT HIGHLIGHTS

- Self Storage Development Opportunity on 1.45-acres in Smyrna, TN
- Proposed 3-Story 78,277 GSF | 54,794 NRSF Class A Climate-Controlled Self Storage
- 380' of frontage along S Lowry St/US Highway 41 with 18,224 AADT
- 2 access points- one on Stewart Drive and an additional on Southside Drive
- Strong demographics with population over 48,800 and Avg. Household Income of \$97,000
- Significant growth population projections from Nashville metro expansions
- Residential housing developments in various stages of development over 2,382
- Proposed plan has been approved as a part of the rezone. Buyer will need to submit for final site plan approval.

PROPERTY DETAILS

Parcel ID: 034G-A-001.00-000
County: Rutherford County
Current Zoning: C3-Commercial
Property Size: 1.45 Acres
Proposed Configuration: 3-story | 78,277 GSF | 54,794 RSF





Argus Self Storage Advisors and Coastal Storage Group, LLC have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.