

Self Storage Development Opportunity



Lowry Station Self Storage Development Site

689 S. Lowry Street
Smyrna, TN 37167

Listing Broker:

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Jennifer Stein, Broker.
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Out of State Cooperating Broker:

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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



