

FOR LEASE

BLAKENEY COMMONS RETAIL

8706 Rocky Fork Almaville Rd, Smyrna, TN 37167

±7,103 SF RETAIL SPACE - 5 SUITES AVAILABLE



PROPERTY HIGHLIGHTS



GLA
±7,103 SF



5 SUITES
AVAILABLE



Q2 2027
DELIVERY



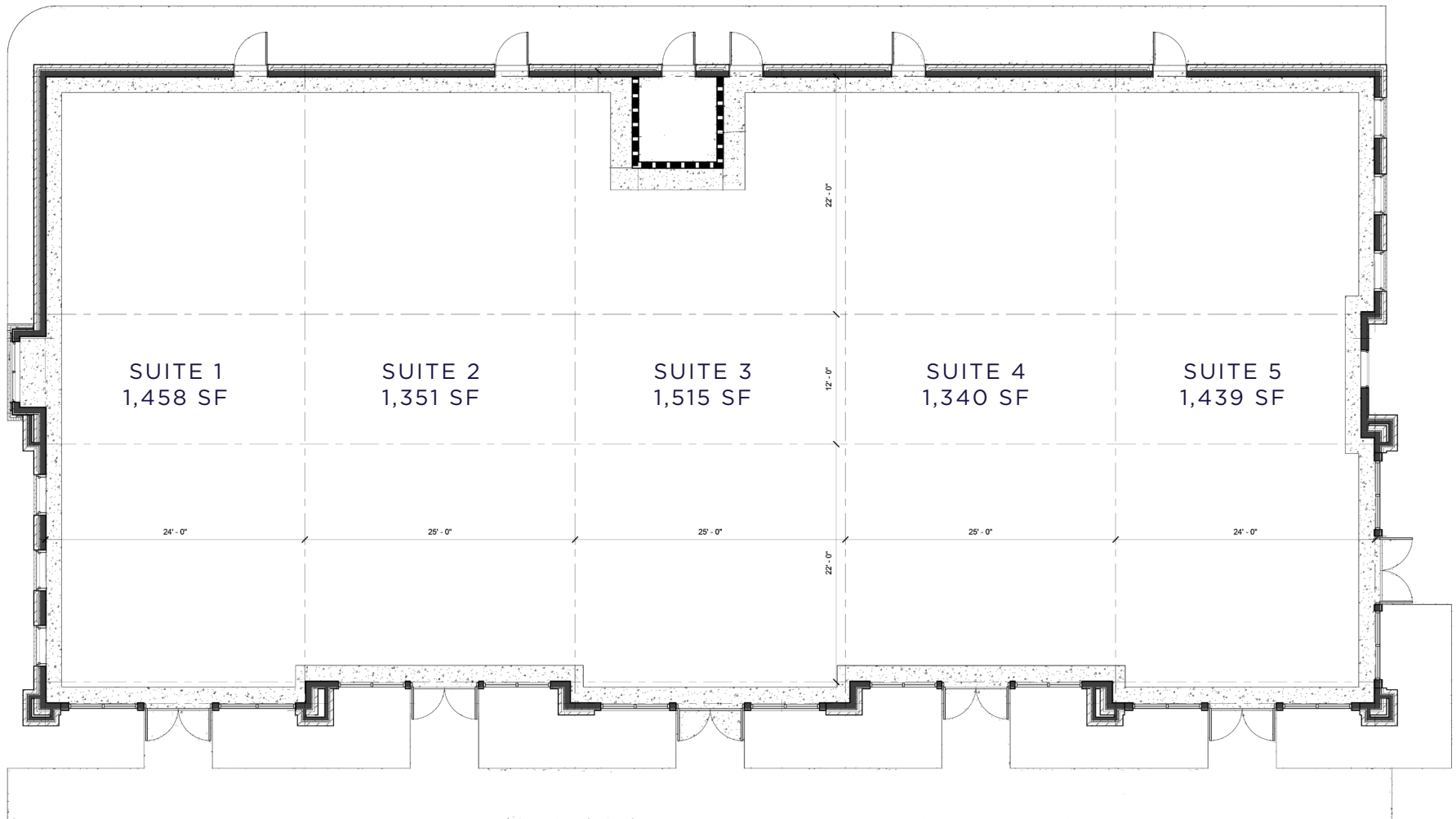
PARKING
48 SPACES



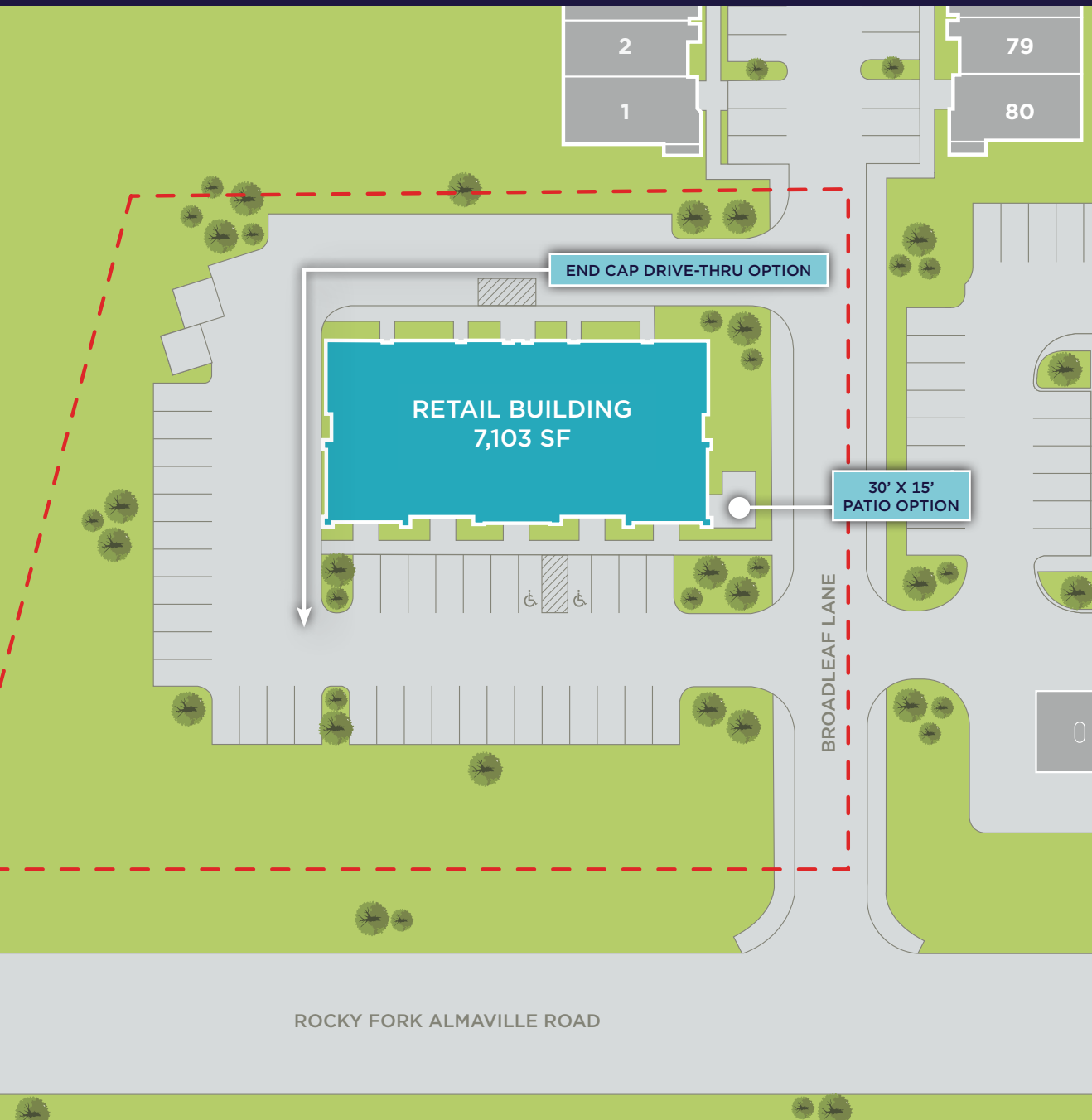
TWO 1,500
GALLON
GREASE TRAPS



END CAP
DRIVE-THRU
POSSIBLE



SITE PLAN/RENDERINGS



NEARBY DEVELOPMENTS



4,160 ROOFTOPS IN A 1-MILE RADIUS

CEDAR STONE PARK

3639 Morton Lane
Smyrna, TN 37167

Youth sports complex and tennis/
pickleball courts

BLAKENEY COMMONS RETAIL

8706 Rocky Fork Almaville Road
Smyrna, TN 37167

ROCKY FORK ROAD
WIDENING TO 3 LANES

PROPOSED GAS AND CONVENIENCE STORE

STOPLIGHT/INTERSECTION COMING

BLAKENEY REGENT HOMES

6002 Doster Drive
Smyrna, TN 600
271 single-family homes

STEWART'S GLEN

8160 Rocky Fork Almaville Road
Smyrna, TN 37167

55+ active adult community
59 homes



THE COURTYARDS AT STEWARTS CREEK

420 Gooding Boulevard
Smyrna, TN

55+ boutique active adult community
92 luxury single-family homes

STEWARTS CREEK MIDDLE SCHOOL

400 Red Hawk Parkway
Smyrna, TN

STEWARTS CREEK HIGH SCHOOL

301 Red Hawk Parkway
Smyrna, TN

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59 homes

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BLAKENEY REGENT HOMES

6002 Doster Drive
Smyrna, TN 600
271 single-family homes

BRILEY DOWNS

314 Mammoth Trace Drive
Smyrna, TN
215 single-family homes

THE GLADES AT CEDAR HILLS

1067 Inez Drive
Smyrna, TN

77 planned single-family homes
and up to 344 total lots

DEMOGRAPHICS



POPULATION

1 mile: 3,897
3 miles: 22,228
5 miles: 67,196



AVG HH INCOME

1 mile: \$126,572
3 miles: \$114,189
5 miles: \$105,715



DAYTIME POPULATION

1 mile: 2,368
3 miles: 15,577
5 miles: 51,547

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