

Smyrna Physicians Pavilion

537 Stonecrest Pkwy | Smyrna, TN | 37167

MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

Branden Cadavid
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DELIVERING THE HIGHEST LEVEL OF PATIENT CARE

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The Smyrna Physicians Pavilion, a premier 34,908 SF medical office building owned and managed by Healthcare Realty (NYSE: HR). This state-of-the-art, two-story facility boasts high tenant occupancy and houses a diverse range of medical specialties. Ideally situated off the major corridor of Sam Ridley Parkway and I-24, it is located in Smyrna's medical district, directly across from the TriStar Stonecrest Medical Center Hospital. This first-class medical office environment is designed to support excellence in patient care and support various medical practices.

Key Tenants



Covered drop-off area creates a welcoming entry experience for patients and guests.



Generous parking availability ensures convenience for both patients and their guests.

Property Highlights



34,908 TOTAL BUILDING SF

- Medical office with adjacent surgery center
- Ample surface level parking
- Convenient covered drop-off area



NEWLY RENOVATED

- Enhanced common area
- Updated building mechanical systems
- Improved building landscaping



ACCESS TO AREA AMENITIES

- Well-located in the heart of Smyrna's medical district with convenient access to I-24
- Within 500 yards of TriStar Stonecrest Medical Center Hospital, a 119 bed in-patient hospital
- More than 25 restaurants in a 1 mile radius

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IN THE HEART OF SMYRNA'S MEDICAL DISTRICT

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NEARBY MEDICAL & AMENITIES

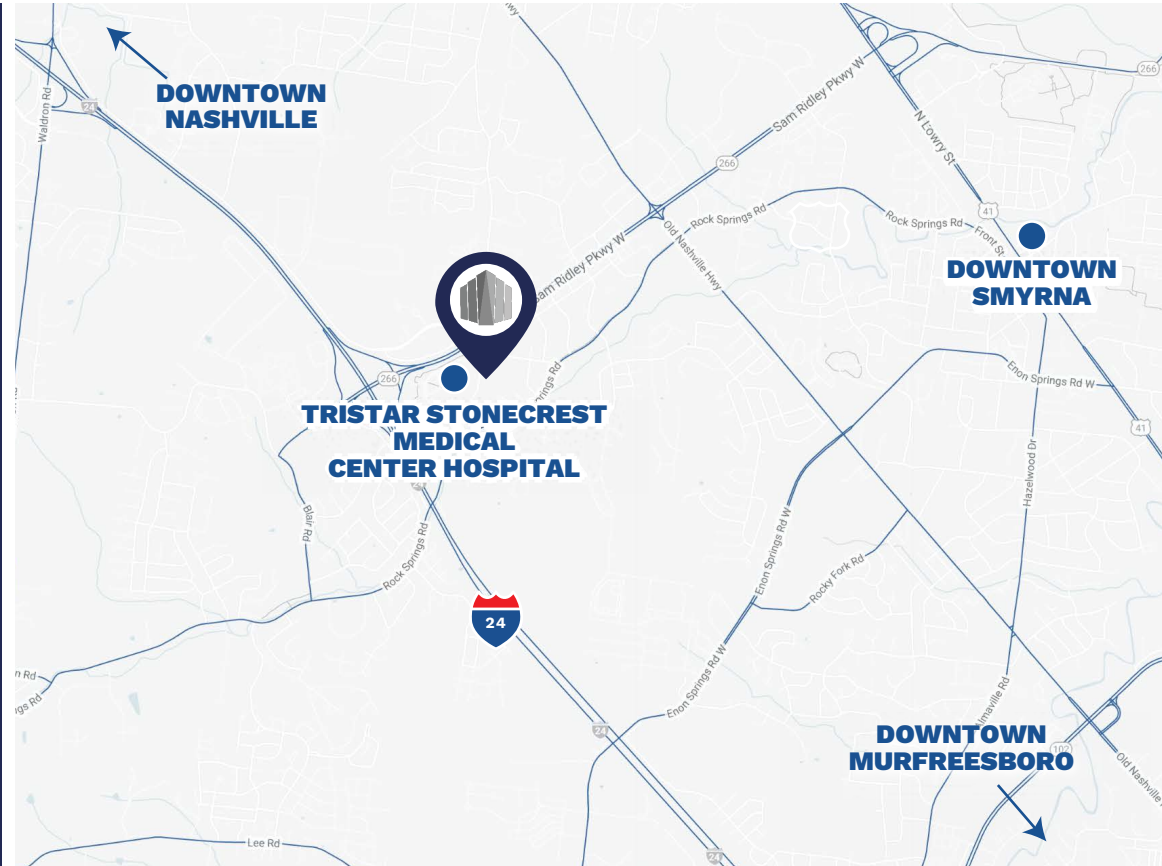
TriStar Stonecrest Medical Center Hospital
1 minute - 0.3 miles

Dining
3 minutes - 0.6 miles

Smyrna (downtown)
8 minutes - 3.5 miles

Murfreesboro (downtown)
25 minutes - 16 miles

Nashville (downtown)
25 minutes - 22 miles



TRAFFIC COUNTS	CARS PER DAY
Rock Springs Rd	17,449
Sam Ridley Pkwy	54,101
I-24	132,455

2024 SMYRNA DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	28,420	116,682	359,509
2029 Population Projection	31,040	108,105	334,102
Total Households	10,318	40,738	127,410
Average HH Income	\$102,464	\$100,628	\$109,678

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