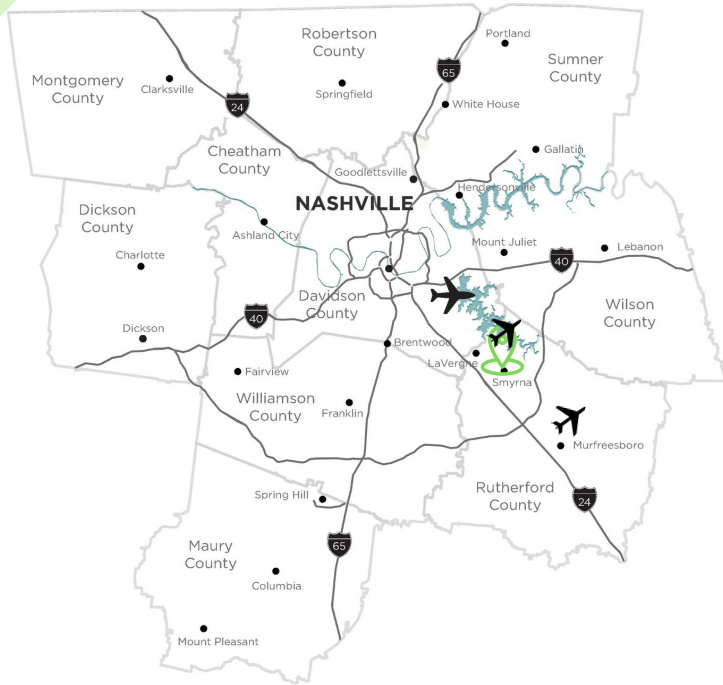


SMYRNA SUMMIT

publicly-owned corporate mixed-use site



- Preferred users: Class A office / mixed-use developers; end-use corporate clients
- All utilities at site
- Adjacent to Motlow State Community College
- 1,800' of Sam Ridley Pkwy. frontage
- Located on amenity and retail-rich Sam Ridley Pkwy.
- <1 mile from Smyrna Airport, TN's largest general aviation airport
- 25 min from Nashville International Airport

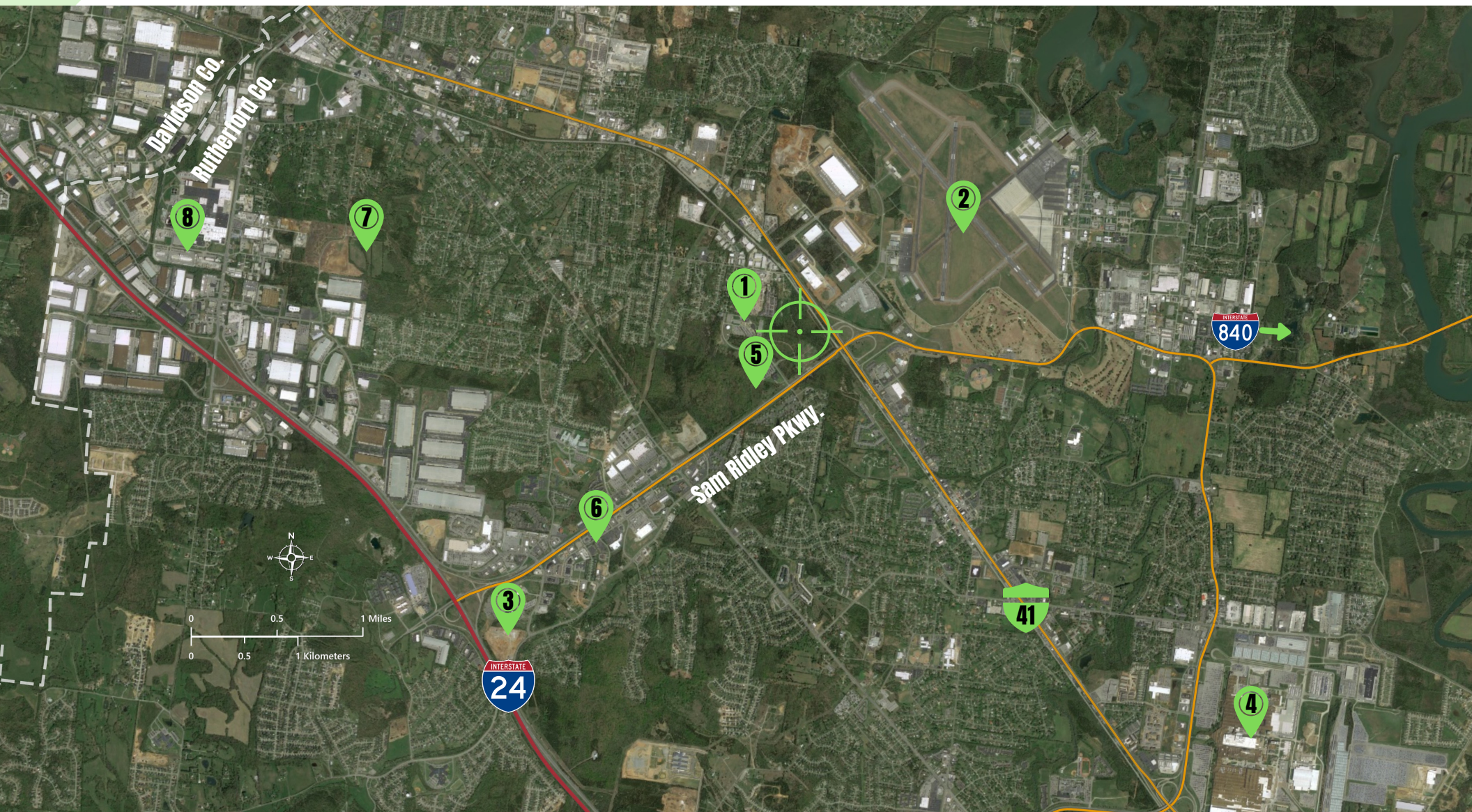


Brian Hercules, Town Manager
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615.267.5010

it's all here!
RUTHERFORD COUNTY
TENNESSEE

SMYRNA SUMMIT

publicly-owned corporate mixed-use site



points of interest

- | | |
|--|----------------------------|
| 1. Motlow State Community College | 5. North Rutherford YMCA |
| 2. Smyrna Rutherford Airport (MQY) | 6. Big Box Retail Corridor |
| 3. TriStar StoneCrest Medical Center (HCA) | 7. ICEE HQ |
| 4. Nissan Assembly Plant | 8. Bridgestone Tire Plant |



traffic counts

- Sam Ridley Pkwy.: 30,226
- I-24 @ Exit 66: 158,302
- *2018



45 minute drive

- Population: 1,600,000+
- 5-Year Population Growth: +6.4% projected
- Average Household Income: \$101,230