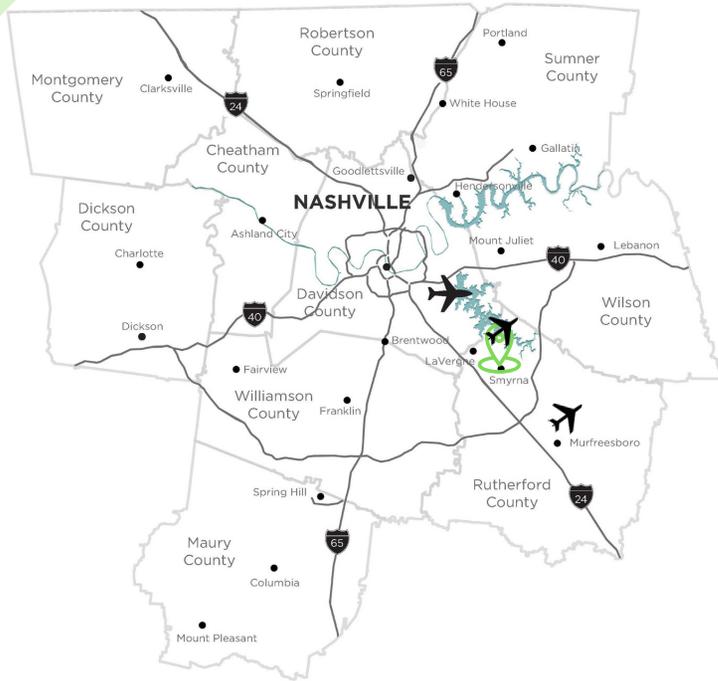


SMYRNA SUMMIT

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

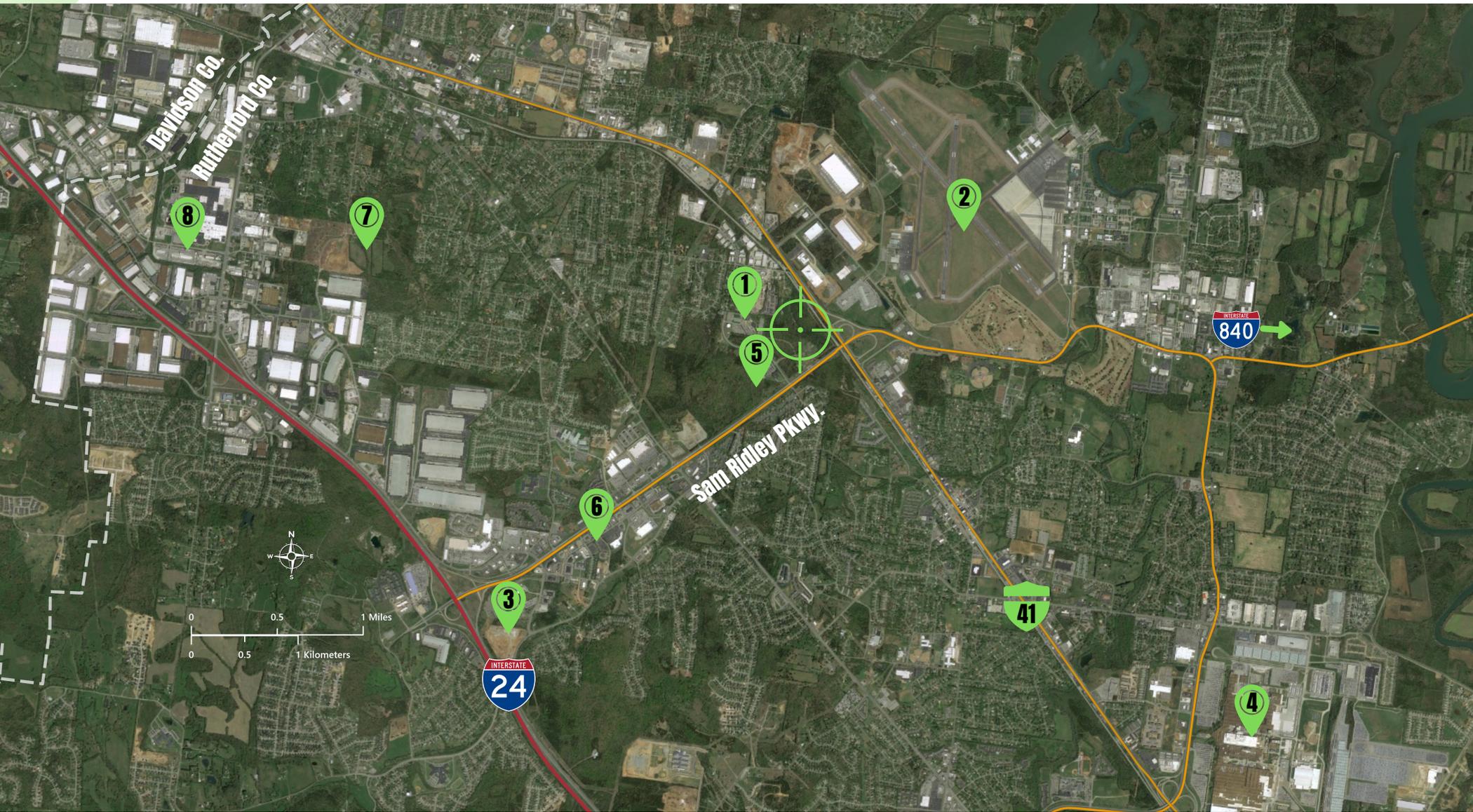


Brian Hercules, Town Manager
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615.267.5010

it's all here!
RUTHERFORD COUNTY
TENNESSEE

SMYRNA SUMMIT

publicly-owned corporate mixed-use site



points of interest

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