

FOR SALE

±2.13 Acres Available

Commercial Development Opportunity along the Nissan Dr Corridor in Smyrna

Nissan Drive, Smyrna, TN 37167



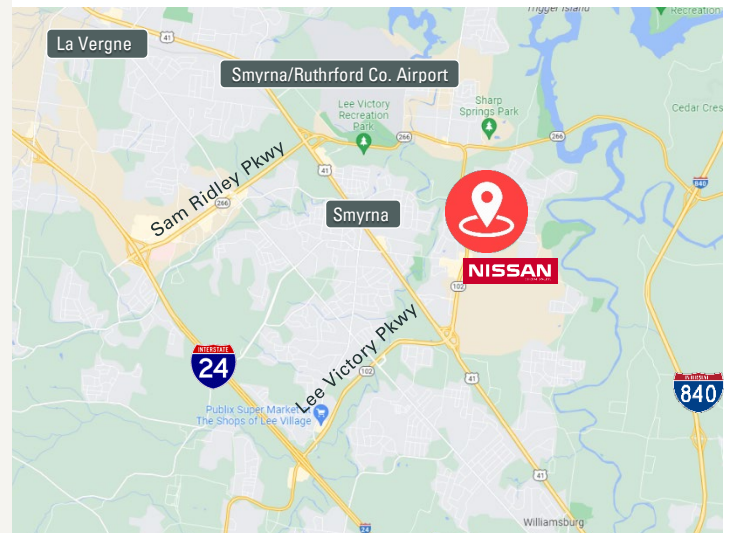
HIGHLIGHTS

- Commercial Development Opportunity
- ±2.13 Acres
- Sale Price: \$650,000/acre
- Site has 2 access points: Nissan Drive and rear of the property
- Zoned C-2 (Highway Service)
- 21,387 AADT on Nissan Drive
- Strong Demographics: 86,449 people live within 5 miles with an average annual income of \$77,866
- Site is adjacent to O'Reilly Auto Parts
- In close proximity to the Nissan Plant
- ±4 Miles to access I-24
- Near the corner of Nissan Dr & Enon Springs Rd E

MASSING STUDY CONDUCTED

The site could support the following options

- A. 33,598 SF Building with 117 parking spaces
 - B. 16,799 SF Building with 104 parking spaces
- (further details on the following pages)



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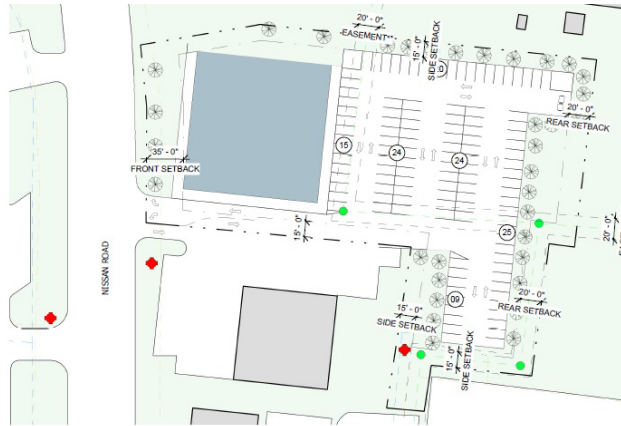
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CHARLES
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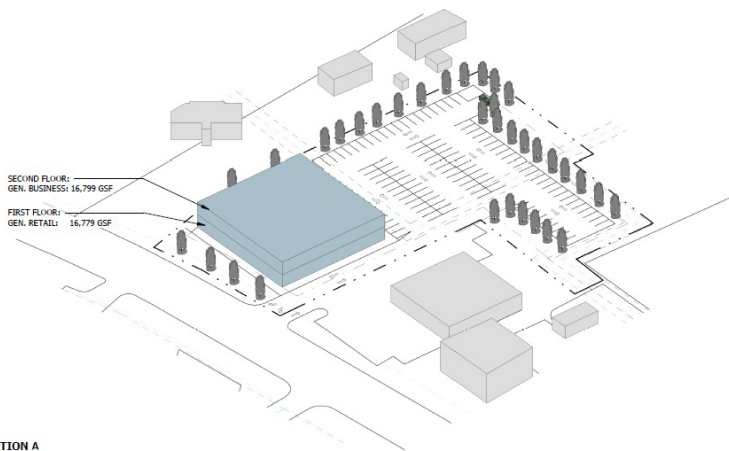
MASSING STUDY

OPTION A:
 33,589 SF with 117 Parking Spaces



SITE PLAN OPTION A

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES
<ul style="list-style-type: none"> EXISTING BUILDING NEW BUILDING SANITARY SEWER MANHOLES WATER HYDRANTS WATER MAINS EXISTING SEWER GRAVITY MAINS GAS MAINS 	<p>CURRENT ZONING: C-2 MIN. LOT AREA: 20,000 SF MAX. LOT COVERAGE: 70% MIN. FRONT SETBACK: 35 FT MIN. REAR SETBACK: 20 FT MIN. SIDE SETBACK: 15 FT MAX. HEIGHT IN BUILT TO ZONE: 40 FT MAX. HEIGHT: 40 FT</p> <p>*SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING</p> <p>**SURVEY REQUIRED TO DETERMINE SEWER GRAVITY MAIN EASEMENT REQUIREMENTS.</p>	<p>APPROX. SITE AREA: 96,027 SF/2.2 ACRES MAX. LOT COVERAGE: 67,218 SF</p> <p>BUILDING AREA BREAKDOWN 1ST FLR - GEN. RETAIL = 16,799 SF GROSS 2ND FLR - GEN. BUSINESS = 16,799 SF GROSS TOTAL = 33,598 SF GROSS</p> <p>1ST FLOOR - GEN. RETAIL = 16,799 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. RETAIL</p> <p>2ND - 3RD FLOOR - GEN. BUSINESS = 16,799 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. BUSINESS</p>	<p>GEN. RETAIL: 1 SPACE PER 200 SF GEN. BUSINESS: 1 SPACE PER 400 = 1 SPACE PER EMPLOYEE</p> <p>GEN. RETAIL = 16,799 SF / 200 SF = 84 SPACES GEN. BUSINESS = 16,799 / 400 SF = 42 SPACES GEN. BUSINESS EMPLOYEES = 84 = 84 SPACES TOTAL = 126 SPACES</p> <p>PARKING PROVIDED = 117 SPACES</p> <p>*PARKING PROVIDED MUST BE CONFIRMED W/ CITY ZONING. VARIANCE MAY BE REQUIRED.</p>



AXON OPTION A

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES
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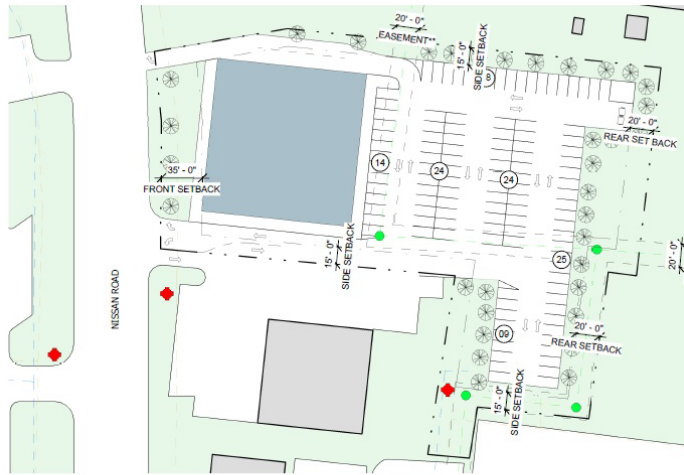
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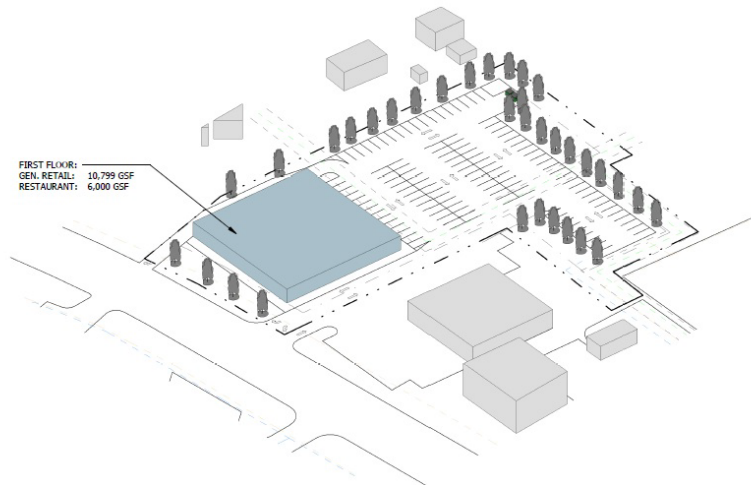
MASSING STUDY

OPTION B:
 16,799 SF with 104 Parking Spaces



SITE PLAN OPTION B

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AXON OPTION B

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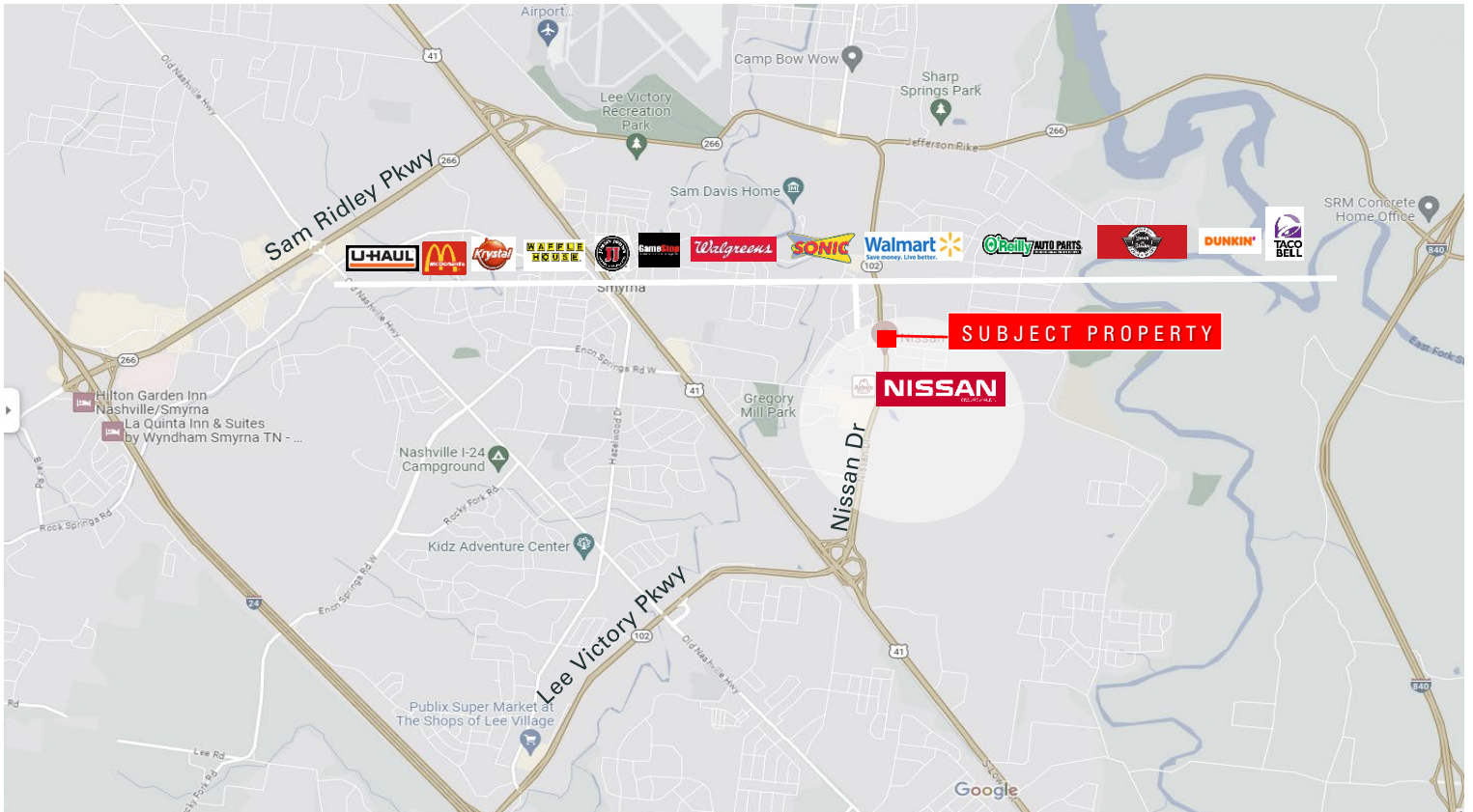
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