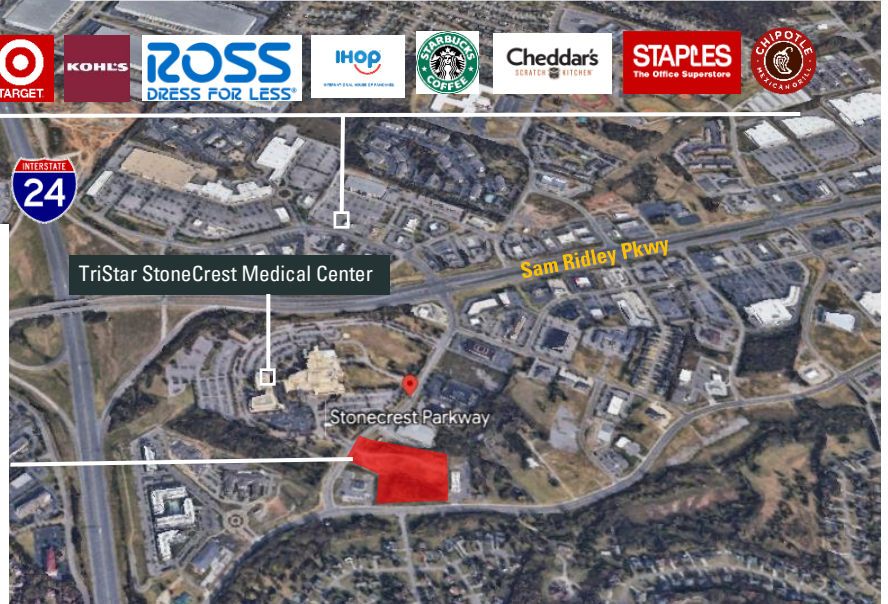
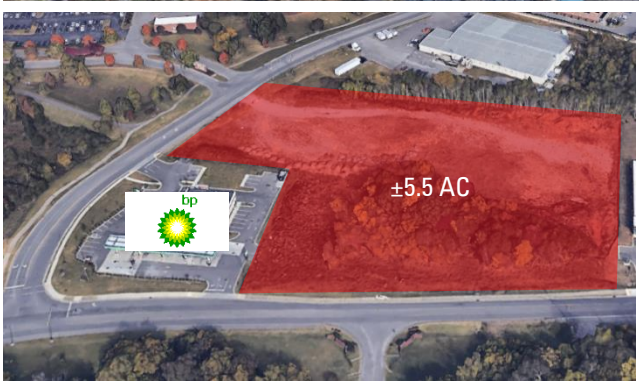


FOR SALE

±5.5 Acres Available

Prime Opportunity to Purchase Commercial Land for Development in a Major Commercial Corridor

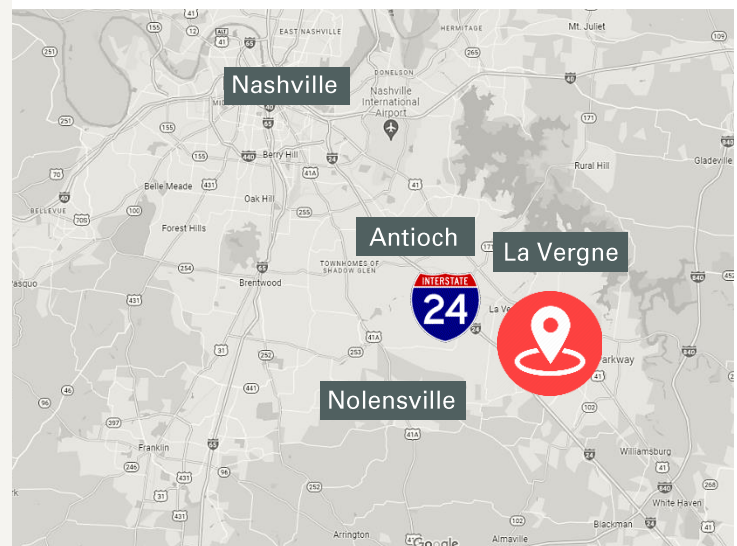
Stonecrest Pkwy, Smyrna, TN 37167



HIGHLIGHTS

- Prime opportunity to purchase commercial land for development in an active retail corridor
- ±5.5 Acres
- Sale Price: \$5,500,000
- Zoned: C-2
- Ideal location off Sam Ridley Pkwy (60,593 AADT)
- Immediate access to I-24 (128,347 AADT)
- Positioned adjacent to TriStar Stonecrest Medical Center and a BP gas station (2124 Rock Springs Rd)
- Near the corner of Rock Springs Rd & Stonecrest Pkwy
- Approximately 102,048 people live within 5 miles with an average annual income of \$83,483

***OWNER FINANCING AVAILABLE**



Michael W. Groos
First Vice President
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mgroos@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

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For Sale
Land Available

Stonecrest Pkwy
Smyrna, TN 37167
Rutherford County

CHARLES
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DRONE PHOTOS



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