

SEWART'S

— L A N D I N G —

SMYRNA, TENNESSEE

AN EQUITABLE PROPERTY COMPANY DEVELOPMENT



SEWART'S

— L A N D I N G —



CLASS A OFFICE AND MEDICAL SPACE | 1,000 - 400,000 SF

THE MASTER PLAN



The master/vision plan for the ± 44 acre site reflects an urban design concept which incorporates a broad spectrum of building product that are in close physical proximity and complement each other. A specific goal of the master plan/visioning plan was to highlight pedestrian access of the site and overall community walkability, including providing opportunities for organized pedestrian network, common open spaces/streetscapes and trail connectivity. The master plan has been designed to be flexible providing opportunities for multiple uses within an organized street network which should serve as a vision to guide development of the site.

Beyond this project, the development of detailed world class design guidelines should be a next step to ensure the overall vision is implemented.

THE PEDESTRIAN FRIENDLY DEVELOPMENT SHALL DELIVER A CURATED ENVIRONMENT OF AN ECLECTIC MIX OF LOCAL AND NATIONAL TENANTS TO THE CITIZENS OF SMYRNA. THE PLACE WILL BECOME A COMMUNITY HUB FOR WORKING, SHOPPING, LIVING, AND ENTERTAINMENT THAT WILL RIVAL ANY MIXED-USE MASTER PLANS IN THE COUNTRY.



SMYRNA MEDICAL / HEALTHCARE



SEWART'S LANDING

Hwy 41 Traffic Counts
24,383 VPD

Sam Ridley Traffic Counts
47,085 VPD

I-24 Traffic Counts
128,237 VPD

266

102

24

41

102

Businesses and Services:

- DOLLAR TREE
- KOH'S
- VISIONWORKS
- ULTA
- ru21
- ROSS
- SHOE DEPOT
- INCORP
- PETSMART
- Staples
- MATTHEWS FIRM
- Target
- Starbucks
- AMERICAN BEST
- HIBBETT SPORTS
- O'Charley's
- Charley's
- Zaxby's
- Cheddar's
- Firestone
- Tristar StoneCrest MEDICAL CENTER
- IHOP
- Golden Bowl
- Sonic
- Waffle House
- Verizon
- Waffle House
- Bank of America
- Hobby Lobby
- Lowes
- Academy
- TS-MOOK
- FIVE BEE'W
- CVS
- Bank
- FIVE GUYS
- metro
- Bank
- cricket
- First Horizon
- Bank
- WORKOUT ANYTIME
- Pinnacle
- Bank
- Walmart
- Wendy's
- Wilson Bank
- Regions
- Wendy's
- Walmart
- TRISTAR
- McDonald's
- Cherry Auto Parts
- Krystal
- Waffle House
- Steak 'n Shake
- Subway
- Papa John's
- Checkers
- Firestone
- Dunkin'
- Bargain Hunt
- Dollar General
- Starbucks
- Chago's
- Publix
- Bayou
- McDonald's
- Arby's
- Firestone
- Sonic
- Legends
- Arby's
- Firestone
- Sonic



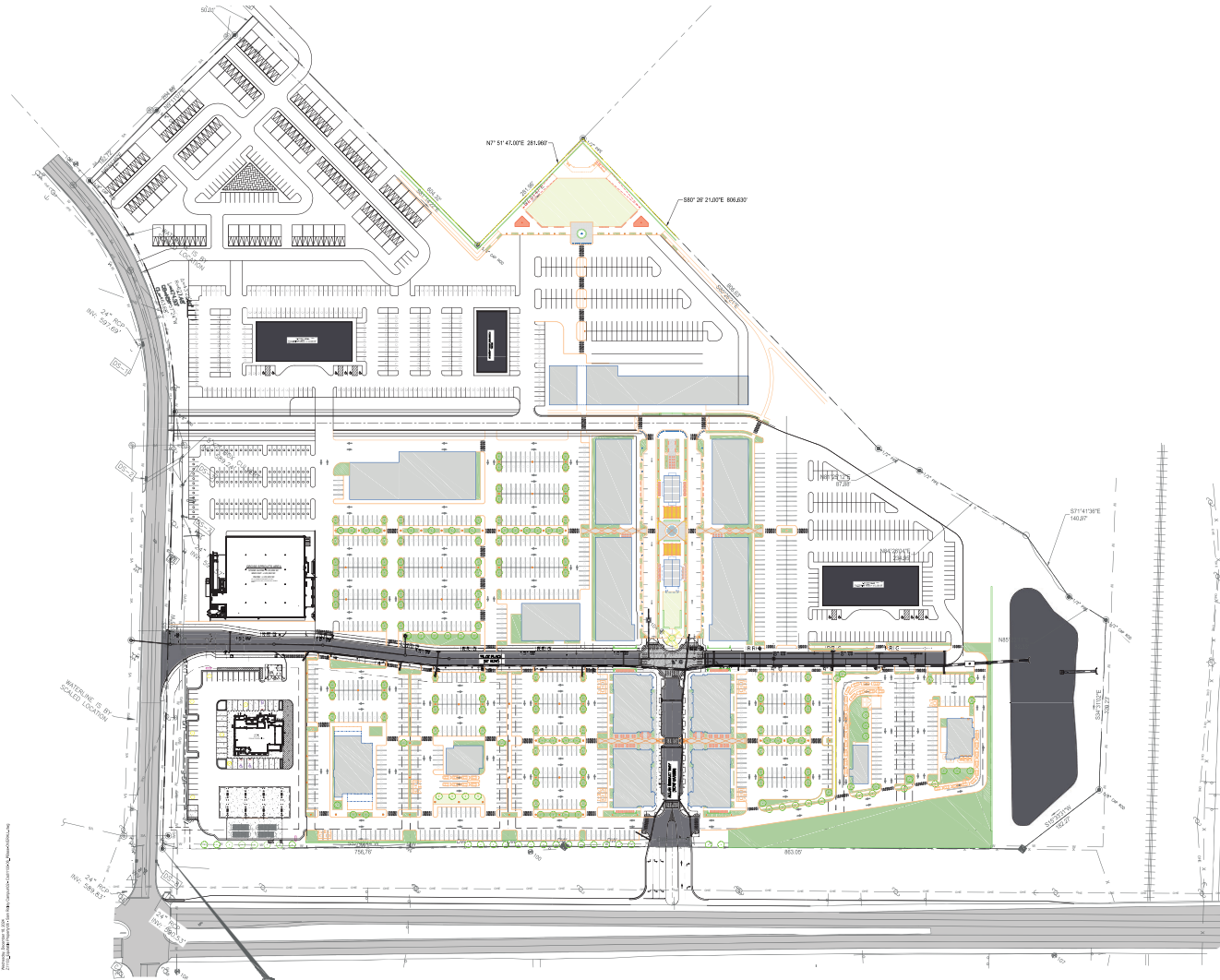
SEWART'S
— LANDING —

Our Neighbors



IMMEDIATELY SURROUNDING SEWARTS LANDING SITE: 2,384 HIGH END APARTMENTS PLANNED

SITE PLAN | OFFICE / MEDICAL



- CLASS A OFFICE / MEDICAL
± 1,000 - 250,000 SF
- BUILD TO SUIT
- NATIONAL AND LOCAL RETAILERS
ALL IN WALKING DISTANCE
- RESIDENTIAL COMMUNITY
- TRAFFIC COUNTS 97,045 VPD



SMYRNA AT A GLANCE



DAYTIME POPULATION:

52,273

5 miles: 108,358
10 miles: 323,380
15 miles: 722,915

AVERAGE HOUSEHOLD INCOME:

\$85,474

MULTI FAMILY UNITS:

21,985

MEDIAN AGE:

35.8



NASHVILLE MARKET OVERVIEW

Not only is Nashville dubbed the "Music City", recent growth in healthcare management, corporate and professional services,

information technology, manufacturing and distribution have once again raised up Nashville as a hub for knowledge and innovation.





SEWART'S
— L A N D I N G —

EQUITABLE
P R O P E R T Y C O M P A N Y

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