

# SEWART'S LANDING

SMYRNA, TENNESSEE

AN EQUITABLE PROPERTY COMPANY DEVELOPMENT



SEWART'S  
LANDING



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

# THE MASTER PLAN

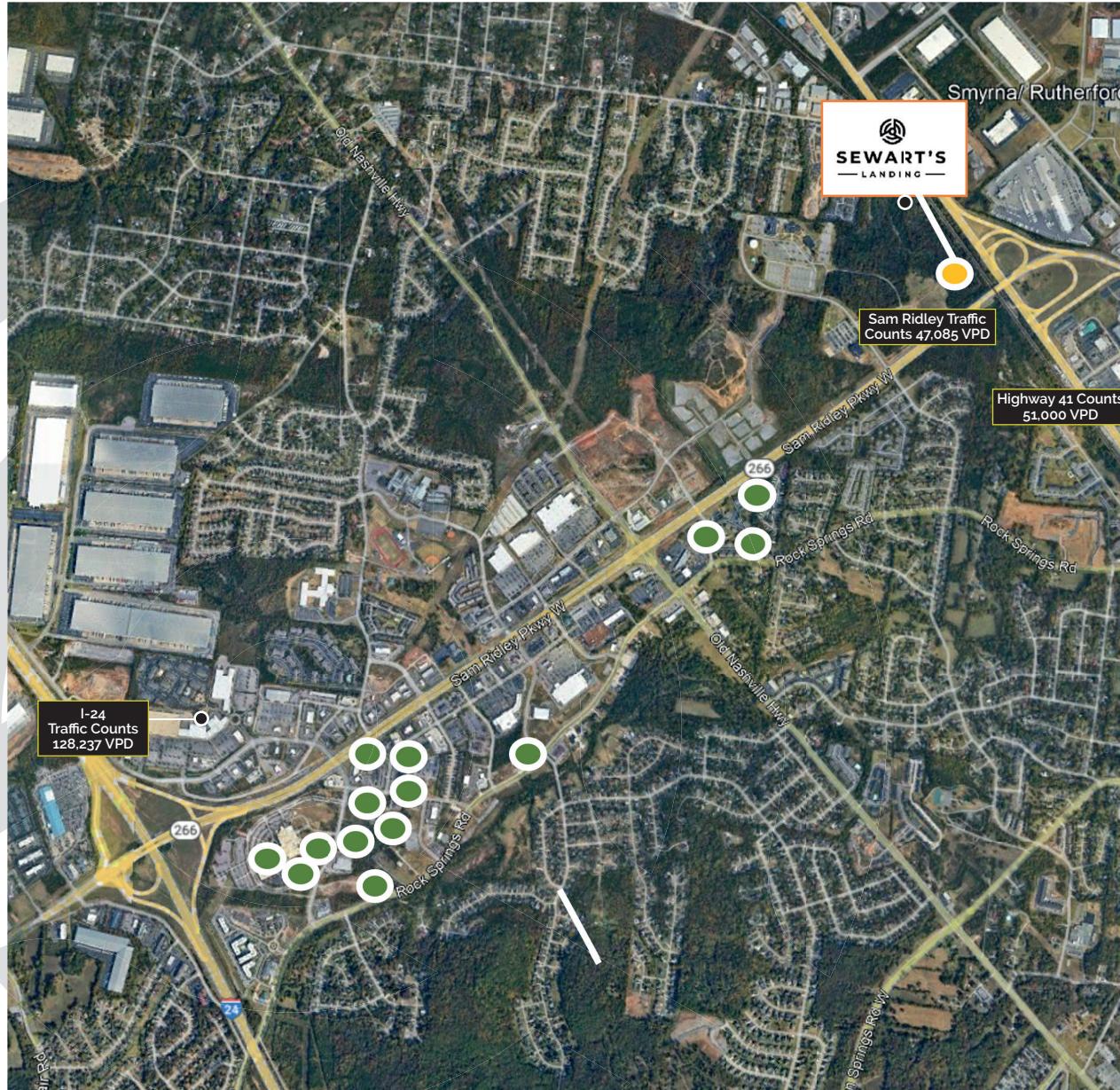
The master/vision plan for the ± 44 acre site reflects an urban design concept which incorporates a broad spectrum of building product that are in close physical proximity and complement each other. A specific goal of the master plan/visioning plan was to highlight pedestrian access of the site and overall 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

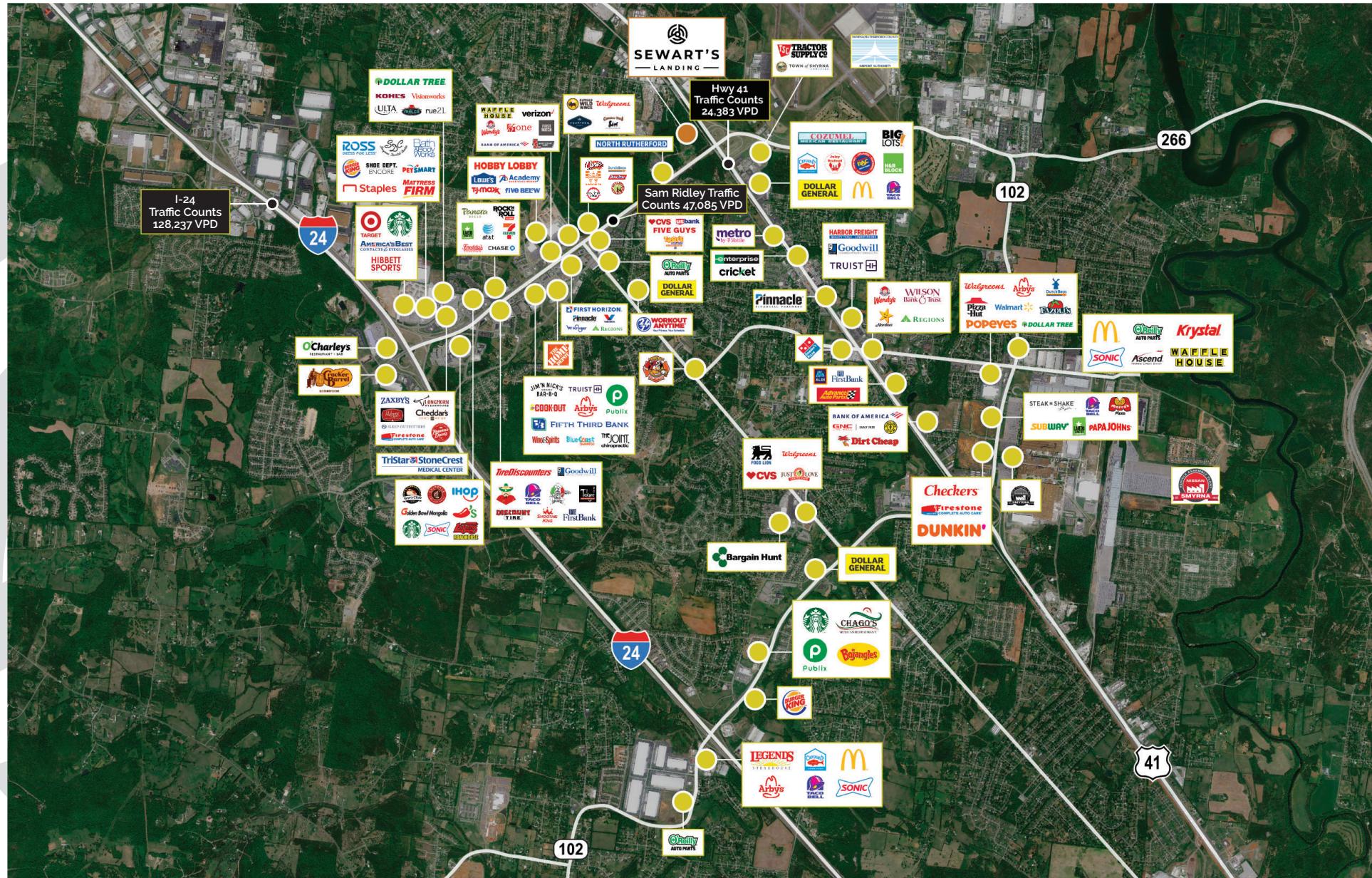


- HCA TRISTAR STONECREST
- PHYSICIANS PAVILION SURGERY CENTER
- THE SURGERY CLINIC - TSC RUTHERFORD
- THE CENTER FOR PEDIATRIC EXCELLENCE
- COMPLETE WOMEN'S CARE
- MIDDLE TN ORAL & IMPLANT SURGERY
- AMEDISYS HOME CARE
- SMYRNA MEDICAL PLAZA
- FAST PACE URGENT CARE
- GENESIS WOMEN'S CARE
- HARPETH VALLEY DERMATOLOGY
- EMERALD PRIMARY CARE AND WELLNESS CLINIC
- CUMBERLAND PEDIATRIC DENTISTRY
- CENTERWELL HOME CARE
- VANDERBILT CHILDREN'S PRIMARY CARE CLINIC
- VANDERBILT CENTER FOR WOMEN'S HEALTH

# A NEW LANDING



SEWART'S  
LANDING



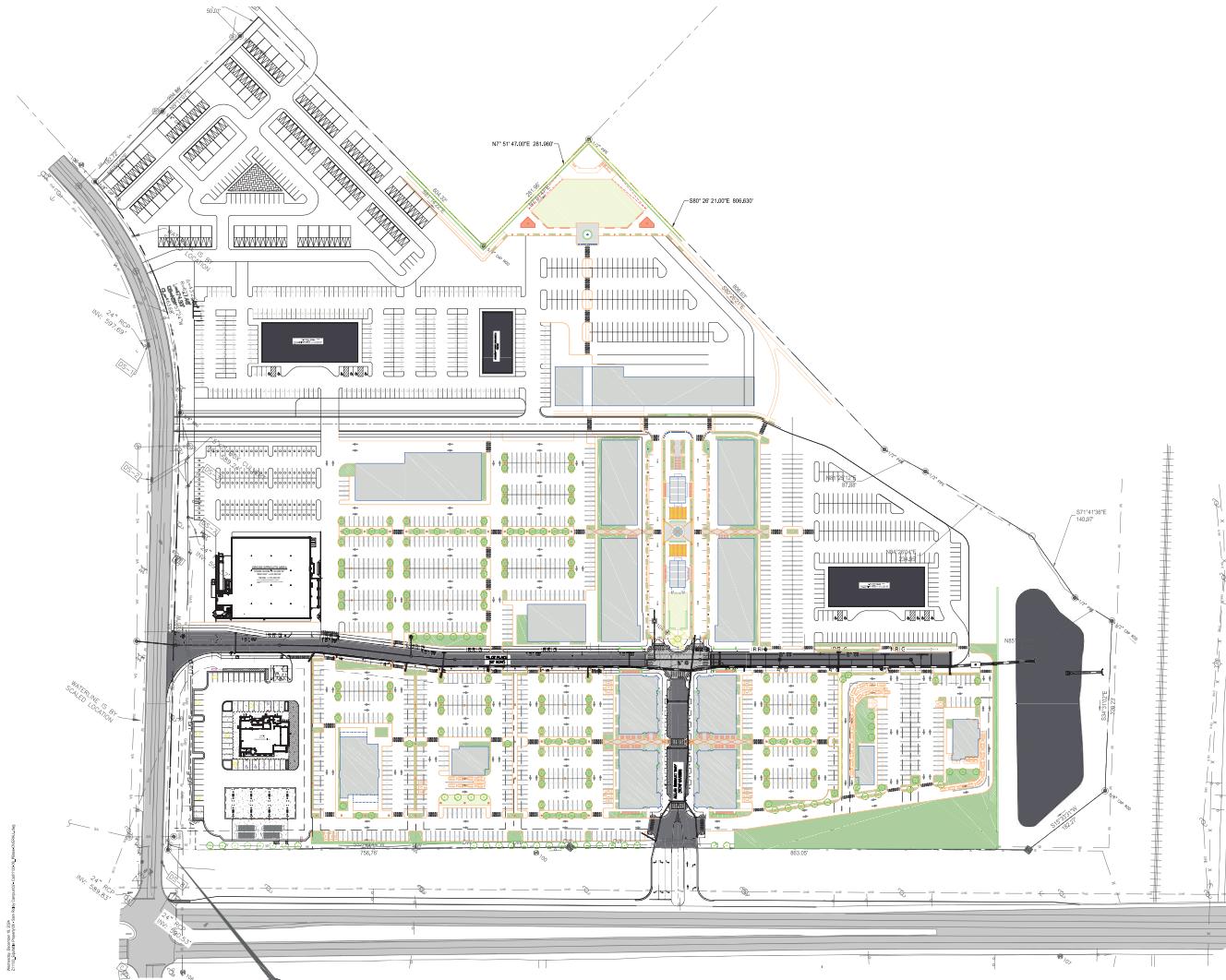
# A NEW LANDING

## Our Neighbors



IMMEDIATELY SURROUNDING SEWART'S 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**  
PROPERTY COMPANY

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