

Sam Ridley Pkwy W
21,532 VPD



DOLLAR GENERAL

COZUMEL
MEXICAN RESTAURANT



McDonald's



**M & V
FAMOUS
SOULFOOD**



**BIG
LOTS** **Aaron's**

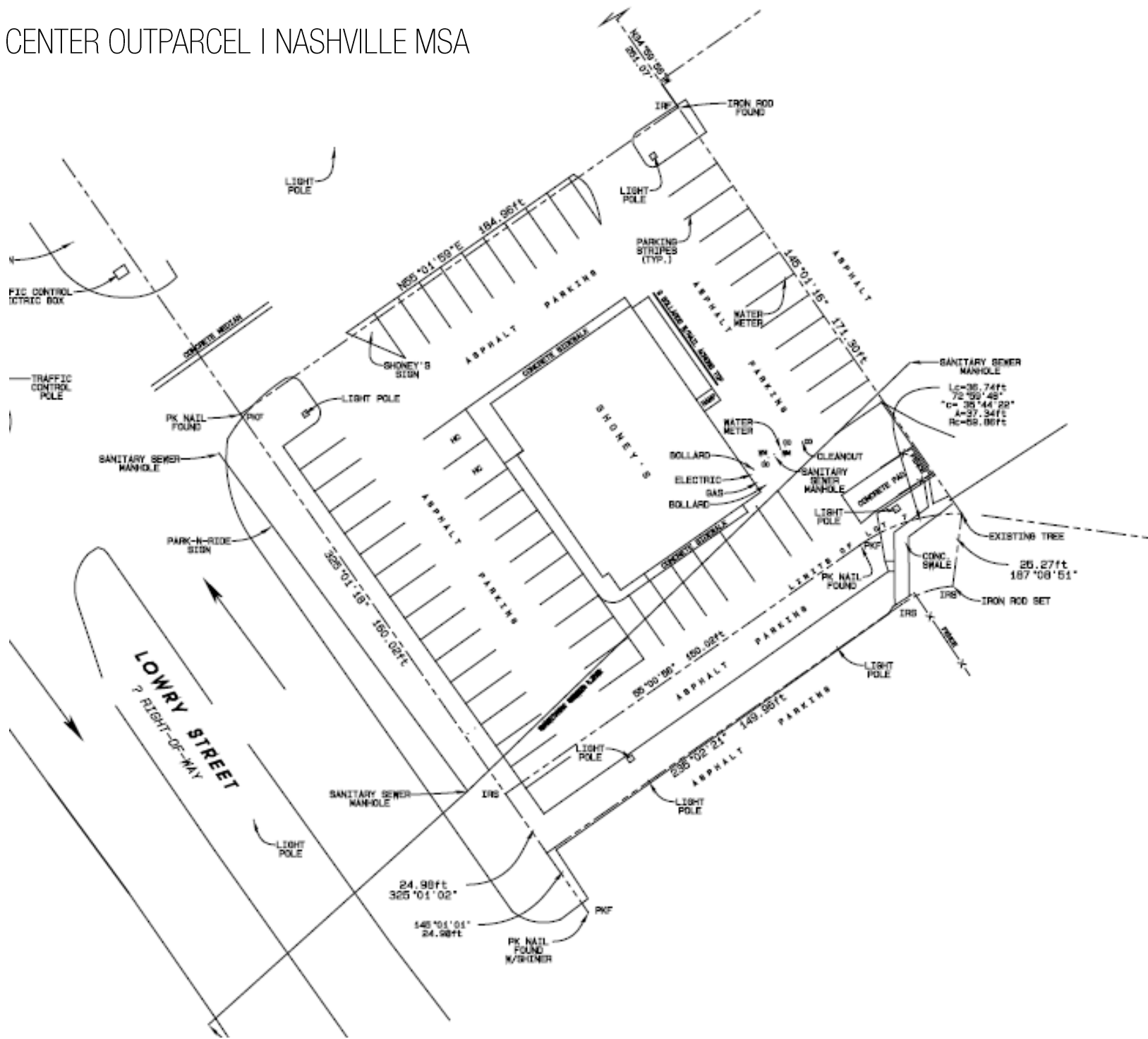


N Lowry St
24,535 VPD

Contact Tom Waldrop
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.78 Acre Signalized Corner Outparcel Available for Lease
267 N Lowry Street, Smyrna, TN 37167

SHOPPING CENTER OUTPARCEL I NASHVILLE MSA



- Located at Signalized Corner
- Over 24,000 VPD
- Nashville MSA



Property Info

Property Address:	267 N Lowry St
City, State, Zip:	Smyrna, TN 37167
Estimated Building Size (SF):	4,778 SF
Lot Size SF/Acres:	34,121 SF/ .78 Acres
Year Built:	1988

N Lowry St
24,535 VPD



NISSAN PLANT

- Approximately 8,000 Employees
- Produces 640,000 Vehicles Annually
- 2.7 Miles from Subject Property



24,535 VPD

SHOPPING CENTER OUTPARCEL | NASHVILLE MSA

Smyrna is a town in Rutherford County, Tennessee and is part of the Nashville MSA. Smyrna was a strategic location for the United States Airforce during World War II. At its peak the military personnel and dependents totaled more than 10,000 persons stationed at the base. After the base was scheduled for closing in 1971 many new industries moved to the area to capture the labor market. The city began a period of growth stimulated by production of such companies as Better Built Aluminum, Cumberland Swan (currently known as Vi-Jon, Inc.), and Square D building plants. In the early 1980s, planning began to build a Nissan Motors manufacturing plant and, in 1983, the first vehicle was produced. The Nissan plant now employs around 8,000 workers, has a production capacity of 640,000 vehicles annually, and covers an area of 5,200,000 square feet. In 2012, Smyrna began manufacturing Nissan’s electric car, the Nissan Leaf. In 2016, Forbes listed Smyrna as one of the top 25 best places in the United States to retire.



POPULATION	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Population	7,089	54,101	106,984
■ 2017 Estimate			
Total Population	6,338	48,269	96,081
■ Current Daytime Population			
2017 Estimate	8,808	59,026	92,662
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Households	3,052	20,242	38,567
■ 2017 Estimate			
Total Households	2,622	17,624	33,766
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$61,164	\$65,174	\$67,993

Subject Property is 23 miles from Downtown Nashville

NASHVILLE METRO

- Population: 1.8 million – Nashville is the largest in the metro with 684,410.
- 13 counties including: Davidson (4th fastest growing metro in the country) and Williamson (16th wealthiest county in the country)
- Fastest Growing: 85 people per day

LARGEST CITIES BY POPULATION

Nashville	684,410
Murfreesboro	120,954
Franklin	70,612
Hendersonville	55,135

Smyrna 49,969

Brentwood 40,982

3.4%
Unemployment

(March 2018)

11
Fortune 1,000
Companies

Headquartered in Nashville

50%
U.S. Population
within 650 Miles
Of Nashville

85
People Move to
Nashville per Day

36,000 new residents
per year



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