

±44 Acre Mixed-Used Development / Outparcel & Retail Shops Available



SEWART'S
— L A N D I N G —

An Equitable Property Company Development

S M Y R N A , T E N N E S S E E





ROOTED IN HISTORY. STEEPED IN POTENTIAL.



SET ON THE HISTORIC GROUNDS OF THE FORMER SEWART AIR FORCE BASE IN SMYRNA, TENNESSEE, SEWART'S LANDING IS A TRANSFORMATIVE **\$400 MILLION MIXED-USE DEVELOPMENT SPANNING ±44-ACRES.** FEATURING AN ELECTRIC MIX OF LOCAL AND NATIONAL TENANTS, A THOUGHTFULLY PLANNED PEDESTRIAN NETWORK AND WORLD-CLASS ARCHITECTURE, THIS VISIONARY PROJECT IS SET TO RIVAL THE NATION'S TOP MIXED-USE DESTINATIONS.



“Transformational projects are not just happening in our town, they are shaping our future. They are creating jobs, making it more vibrant and robust, and helping us to continue to improve our neighbors’ quality of life. I’m proud of our progress, and excited about all we have on the horizon for the Town of Smyrna.”

— Mary Esther Reed, Smyrna Mayor



SEWART'S LANDING

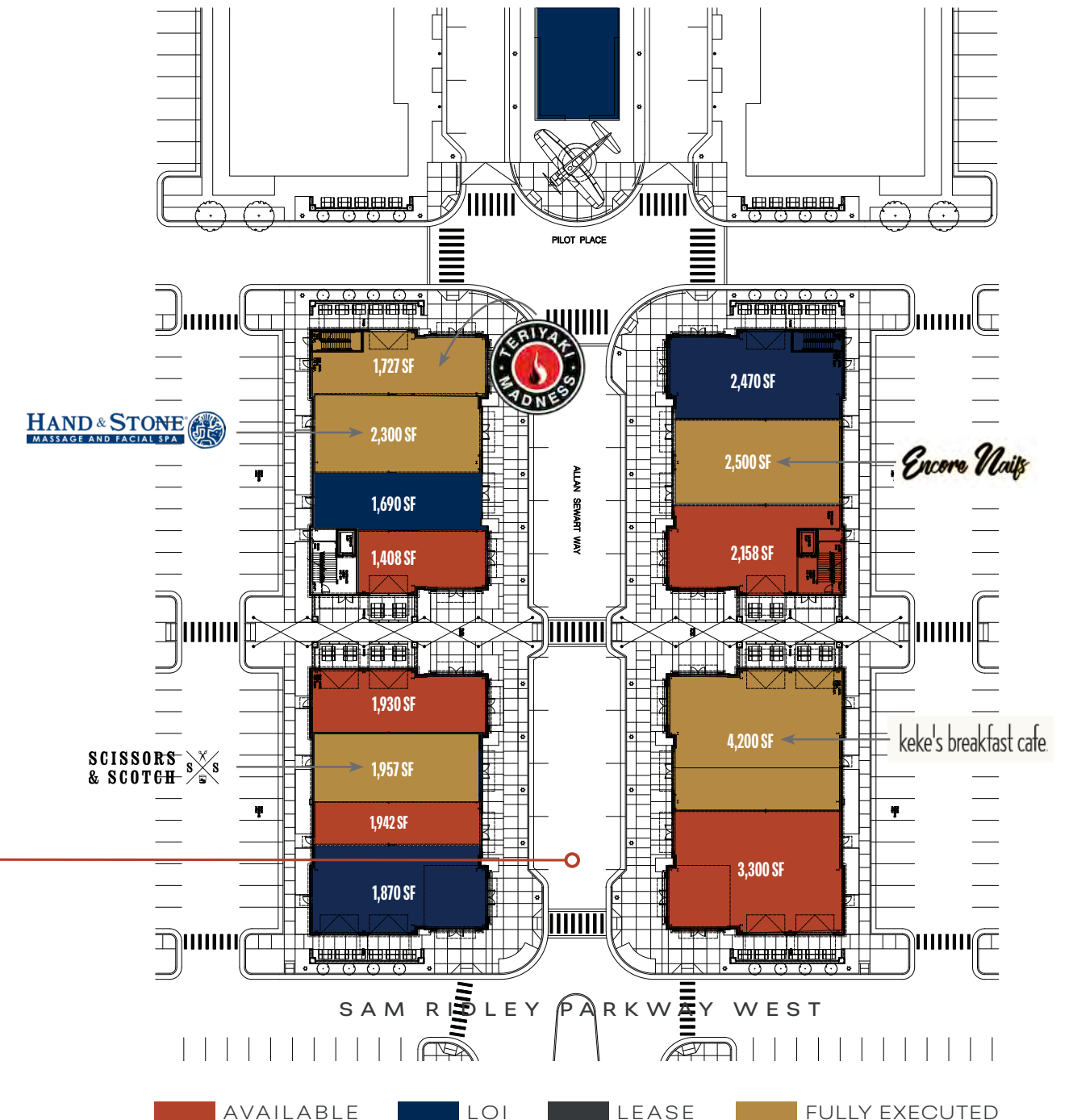
RETAIL	280,000 SF
OFFICE/ MEDICAL	UP TO 400,000 SF
HOTELS	240 ROOMS
RESIDENTIAL	75 TOWNHOMES

THE MASTERPLAN

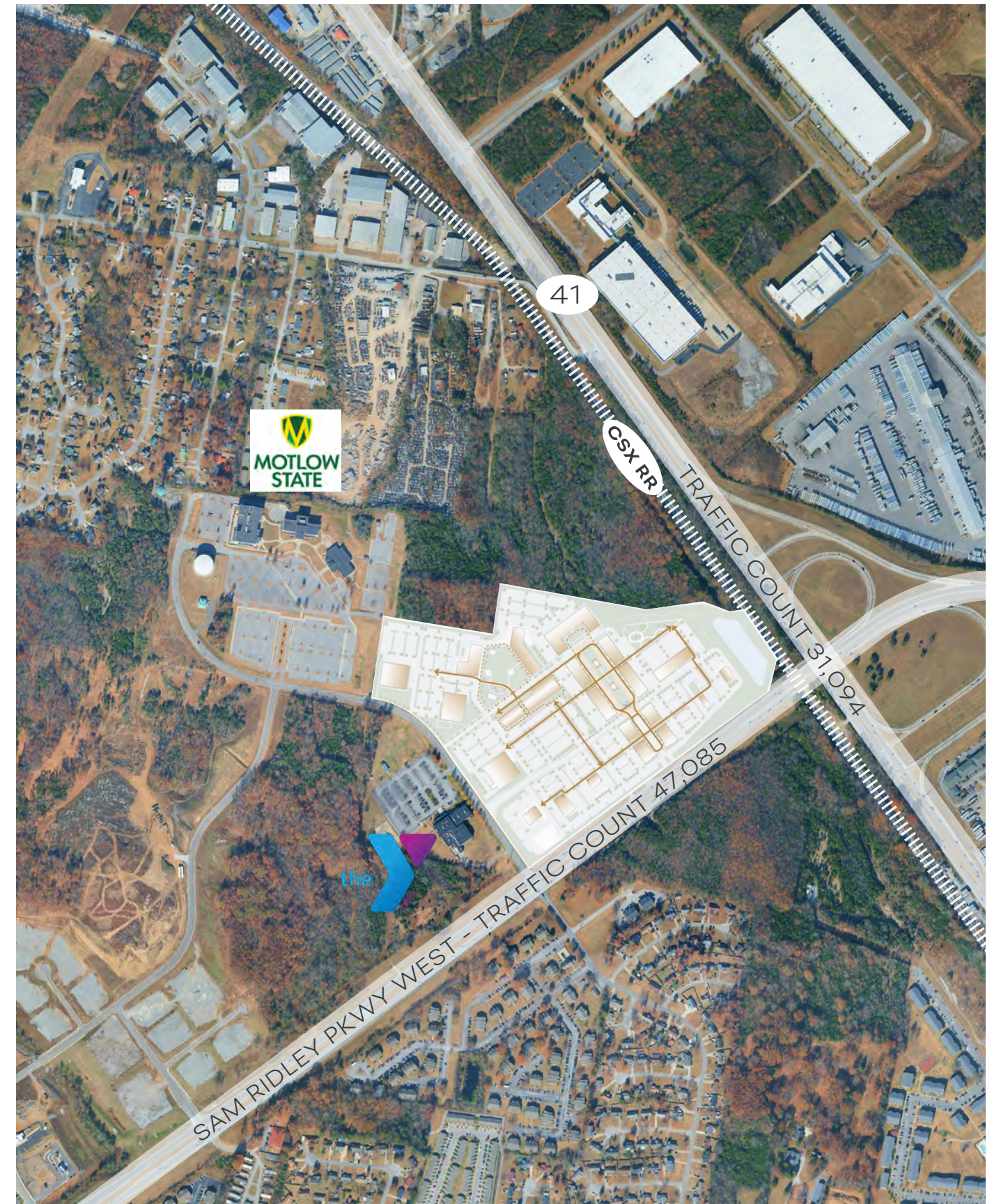
SEWART'S LANDING IS THE ULTIMATE LAUNCHPAD FOR BUSINESSES. SET ON ±44 ACRES, THIS MIXED-USE DEVELOPMENT OFFERS A FULL ARRAY OF OPPORTUNITIES TO CREATE A TRUE LIVE, WORK, PLAY EXPERIENCE.



PARCEL	SIZE	TENANT
1	2.18 acres	Wawa
2	1.55 acres	Jonathans
3	1.40 acres	Available - Sale/Lease
6	.98 acre	Committed Copy User
7	1.24 acres	National BBQ



CIRCULATION DIAGRAM



PEDESTRIAN CIRCULATION



SMALL-TOWN FEEL.

BIG-CITY OPPORTUNITY

LOCATED 23 MILES SOUTHEAST OF NASHVILLE AND WITHIN A TWO-HOUR FLIGHT OF 75% OF THE NATION'S POPULATION, SMYRNA OFFERS THE PERFECT BLEND OF SMALL-TOWN CHARM WITH BIG-CITY OPPORTUNITY. WITH ITS VIBRANT LOCAL CULTURE, TOP-TIER SCHOOLS AND STRONG ECONOMIC GROWTH, SMYRNA IS THE PRIME DESTINATION FOR THRIVING BUSINESSES.

POPULATION

5 MILES	109,110
10 MILES	314,417
15 MILES	694,332

MEDIAN AGE	35
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AVG. HOUSEHOLD INCOME

5 MILES	\$102,290
10 MILES	\$113,921
15 MILES	\$121,633

**Demographics sourced from Applied Geographic Solutions 11/2024. TIGER Geography - RS1*



RESIDENTIAL PIPELINE



- 1 SEWART'S LANDING
- 2 OLARA (462 UNITS)
- 3 MARLOWE (639 UNITS)
- 4 THE VINTAGE (1,283 UNITS)

RESIDENTIAL GROWTH AROUND SEWART'S LANDING IS BOOMING, WITH OVER 2,700 NEW UNITS CURRENTLY UNDER DEVELOPMENT IN THE IMMEDIATE AREA.



SEWART'S

— LANDING —

FOR MORE INFORMATION,
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Visit the website

