

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



SEWART'S

— LANDING —

An Equitable Property Company Development

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



EQUITABLE
PROPERTY COMPANY

Gensler



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

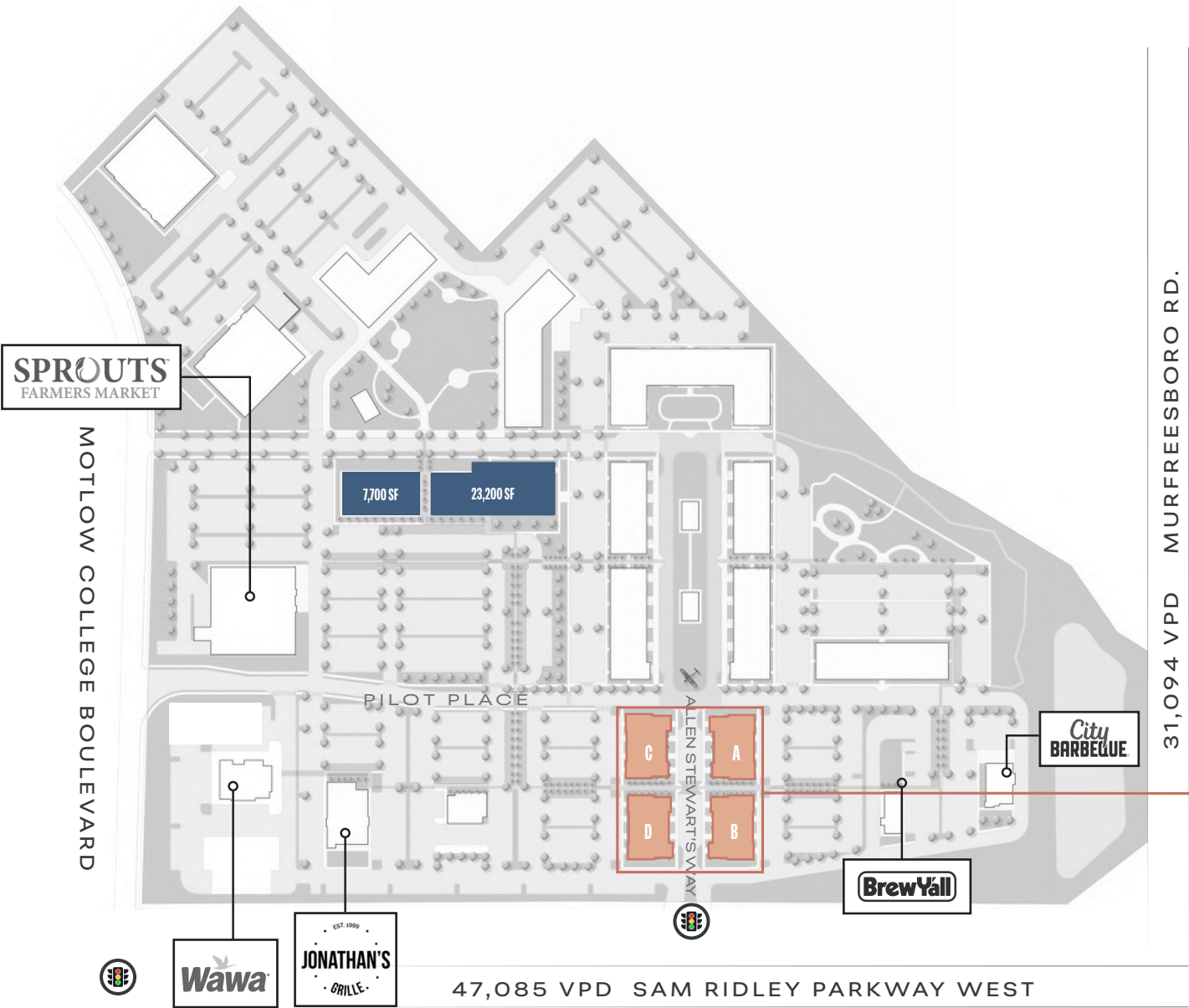


SEWART'S LANDING

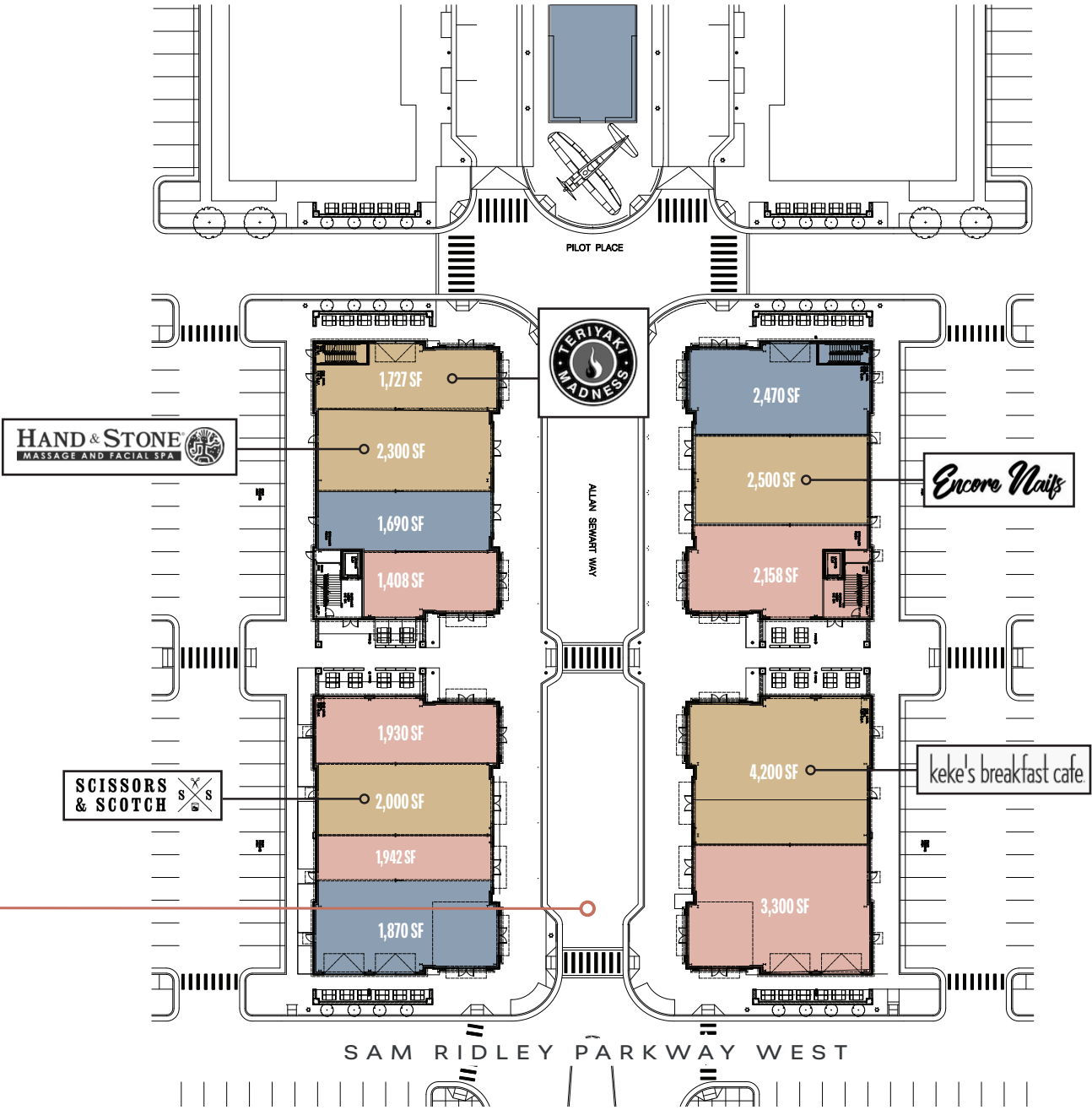
RETAIL	280,000 SF
OFFICE/ MEDICAL	UP TO 400,000 SF
HOTELS	240 ROOMS
RESIDENTIAL	268 MULTI FAMILY UNITS

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	Committed Bank
6	.98 acre	Committed Coffee User
7	1.24 acres	National BBQ





±44 Acre Mixed-Used Development

SMYRNA, TENNESSEE

YOUR BRAND BELONGS HERE

SPROUTS

Offers fresh, natural, and organic foods that make healthy living accessible and affordable.

WAWA

Delivers made-to-order hoagies, fresh coffee, and 24/7 convenience with signature East Coast charm.

JONATHAN'S GRILLE

Combines elevated American fare with a lively, family-friendly atmosphere and local energy.

BREW Y'ALL

Serves premium coffee with Southern warmth, drive-thru convenience, and genuine community spirit.

CITY BARBEQUE

Celebrates authentic, slow-smoked barbecue made from scratch with hometown pride.

HAND & STONE

Provides affordable luxury through professional massage, facial, and wellness treatments in a relaxing setting.

SCISSORS & SCOTCH

Blends premium men's grooming services with a full bar and laid-back lounge experience.

ENCORE NAILS

Delivers expert nail care and spa services focused on cleanliness, comfort, and relaxation.

KEKE'S BREAKFAST CAFE

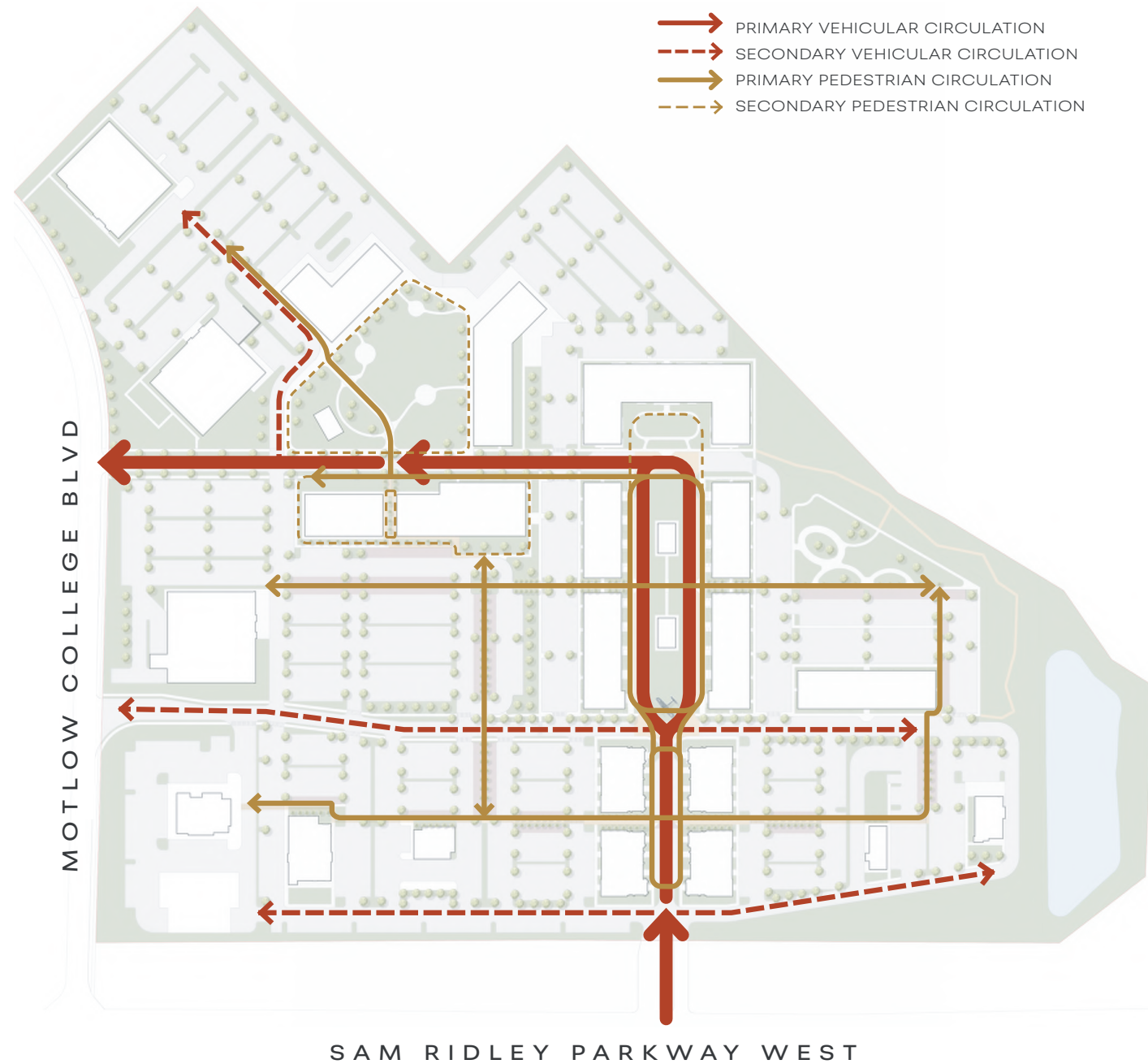
Offers fresh, made-to-order breakfast and lunch classics in a bright, welcoming atmosphere.

TERIYAKI MADNESS

Serves bold, customizable teriyaki bowls made fresh to order in a fun, fast-casual setting.

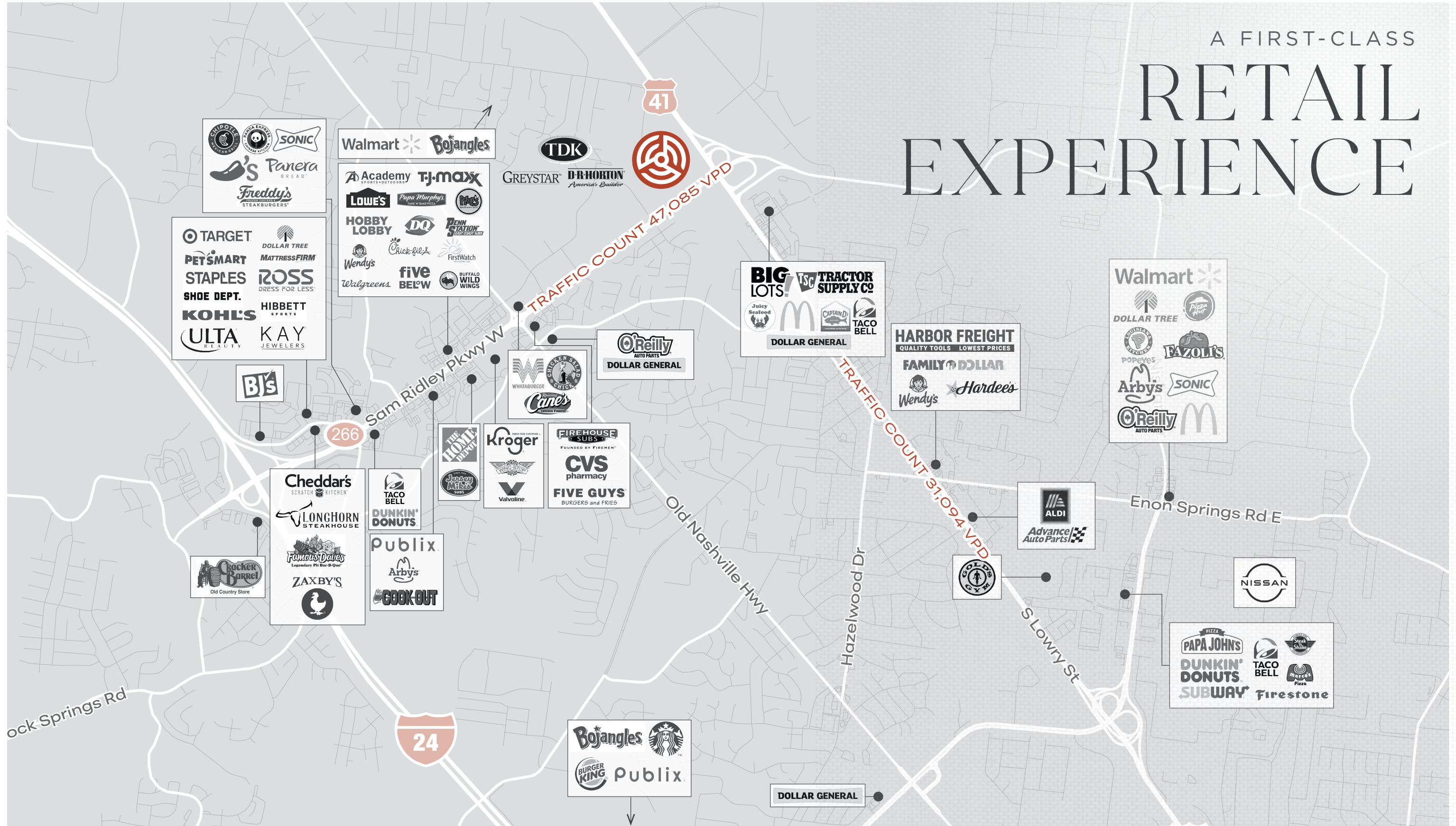


CIRCULATION DIAGRAM



PEDESTRIAN CIRCULATION





CONNECTED, VISIBLE, WITHIN REACH

WITHIN 1-15 MINUTES

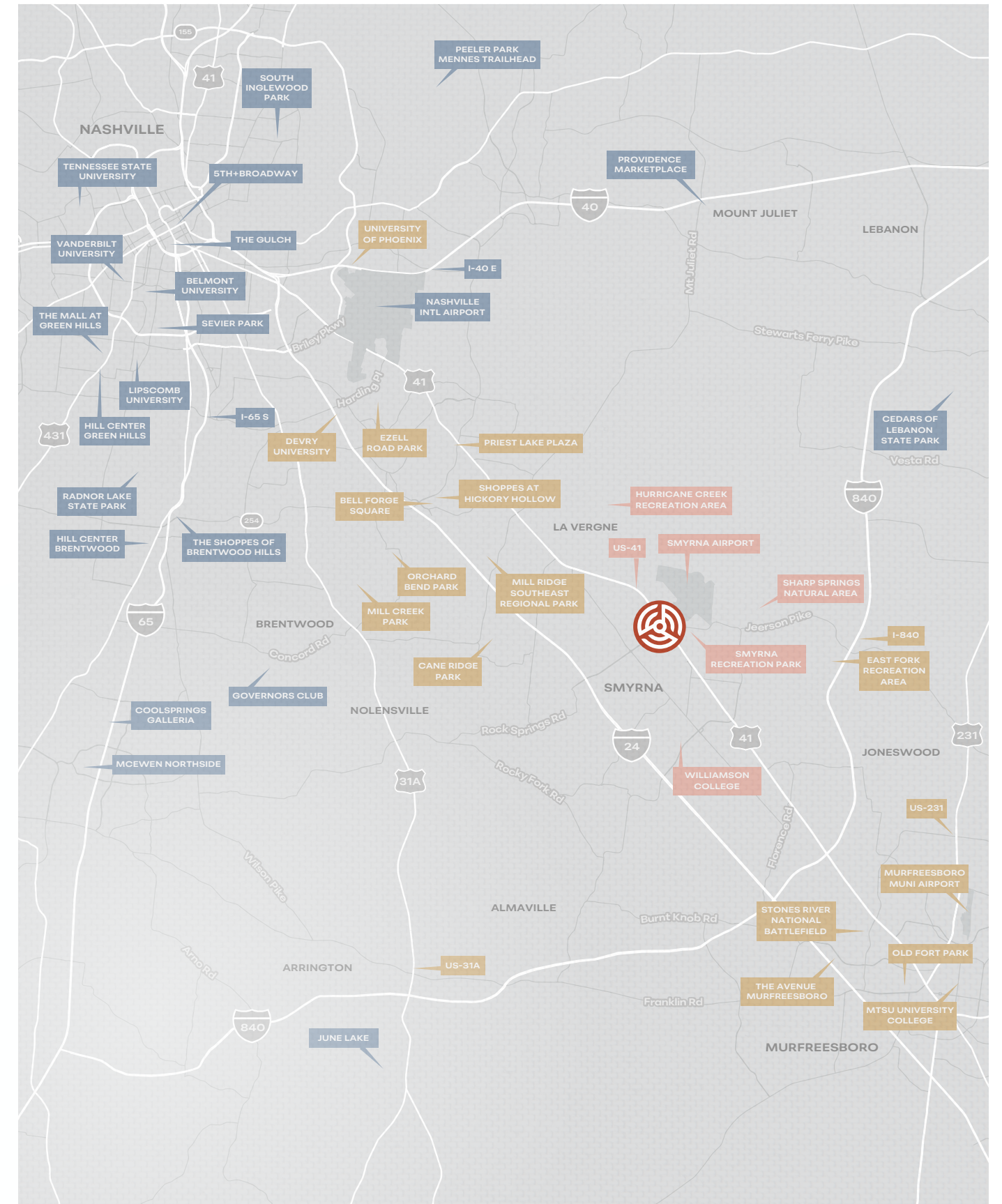
US-41 – 4 mins
Smyrna Recreation Park – 7 mins
Smyrna Airport – 8 mins
Sharp Springs Natural Area – 11 mins
Williamson College – 13 mins
Hurricane Creek Recreation Area – 13 mins

WITHIN 16-30 MINUTES

Shopee at Hickory Hollow – 18 mins
Bell Forge Square – 18 mins
Cane Ridge Park – 17 mins
Mill Ridge Southeast Regional Park – 17 mins
Orchard Bend Park – 20 mins
East Fork Recreation Area – 21 mins
I-840 – 21 mins
Priest Lake Plaza – 22 mins
Devry University – 22 mins
The Avenue Murfreesboro – 22 mins
US-231 – 24 mins
Old Fort Park – 24 mins
Mill Creek Park – 25 mins
Stones River National Battlefield – 25 mins
US-31A – 27 mins
MTSU University College – 28 mins
Ezell Road Park – 28 mins
Murfreesboro Muni Airport – 29 mins
University of Phoenix – 30 mins

31 MINUTES AND ABOVE

Nashville International Airport – 31 mins
The Gulch – 31 mins
Governors Club – 31 mins
I-40 E – 32 mins
5th + Broadway – 32 mins
The Shoppes of Brentwood Hills – 32 mins
Cedars of Lebanon State Park – 33 mins
Sevier Park – 33 mins
Belmont University – 33 mins
The Mall at Green Hills – 33 mins
Vanderbilt University – 33 mins
Providence Marketplace – 33 mins
Tennessee State University – 34 mins
I-65 S – 34 mins
Lipscomb University – 34 mins
Hill Center Green Hills – 34 mins
Hill Center Brentwood – 35 mins
South Inglewood Park – 36 mins
Radnor Lake State Park – 38 mins
June Lake – 39 mins
Coolsprings Galleria – 40 mins
McEwen Northside – 40 mins
Peeler Park Meenes Trailhead – 51 mins



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.

Known for its inviting neighborhoods, excellent schools, and family-friendly atmosphere, Smyrna offers a high quality of life complemented by scenic parks, nearby Percy Priest Lake, and a curated mix of local dining, shopping, and cultural experiences. With seamless access to Nashville's cultural, entertainment, and career opportunities—and supported by major employers like Nissan and Tennessee's business-friendly environment with no state income tax—Smyrna continues to attract professionals and residents seeking a vibrant, connected, and fulfilling lifestyle.

POPULATION

5 MILES	109,110
10 MILES	314,417
15 MILES	694,332
MEDIAN AGE	35

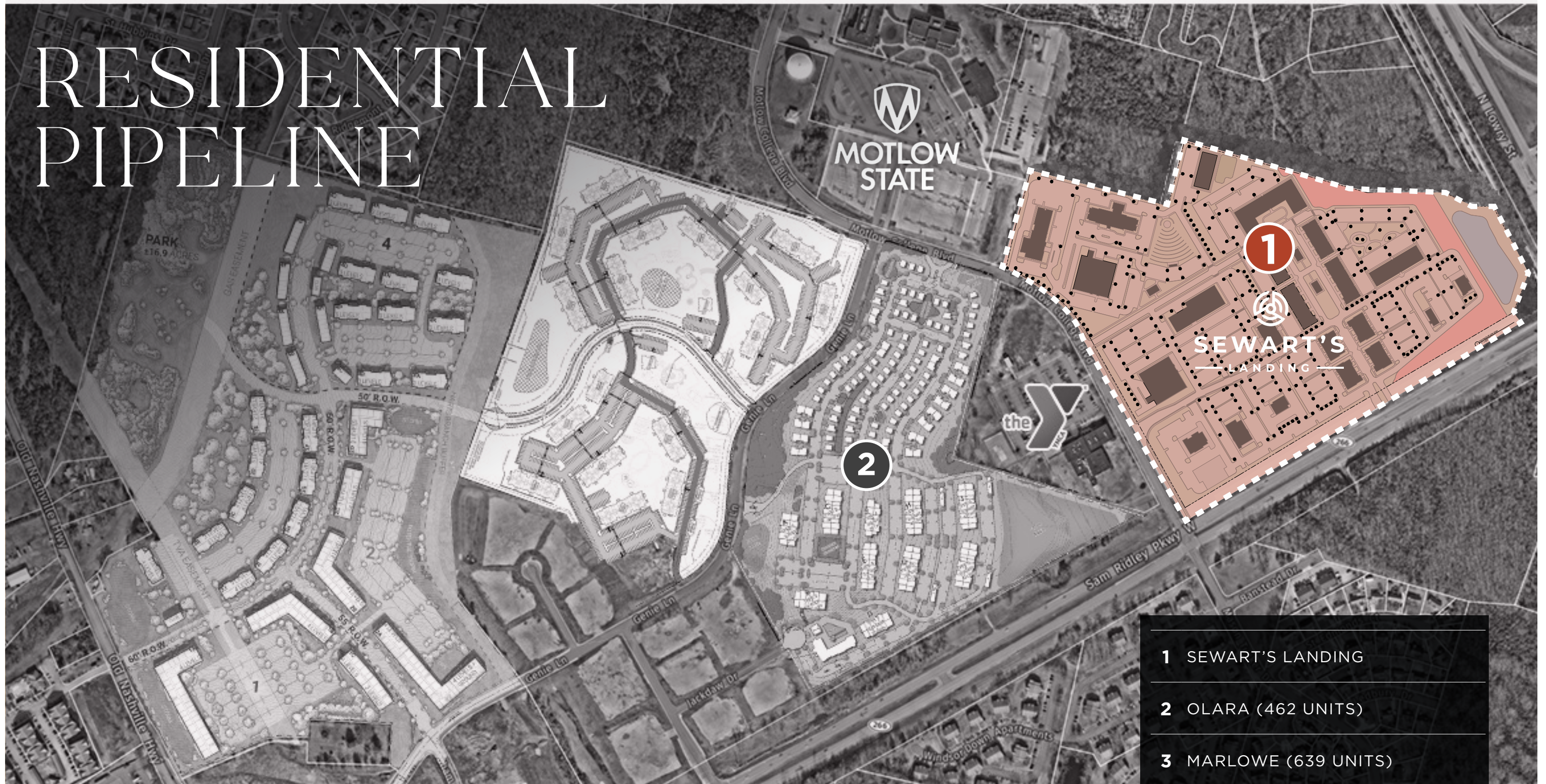
AVG. HOUSEHOLD INCOME

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



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

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



SEWART'S

— LANDING —

FOR MORE INFORMATION,
PLEASE CONTACT:

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Visit the website

