

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



SEWART'S LANDING

An Equitable Property Company Development

SMYRNA, TENNESSEE



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.

SEWART'S LANDING

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



“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**

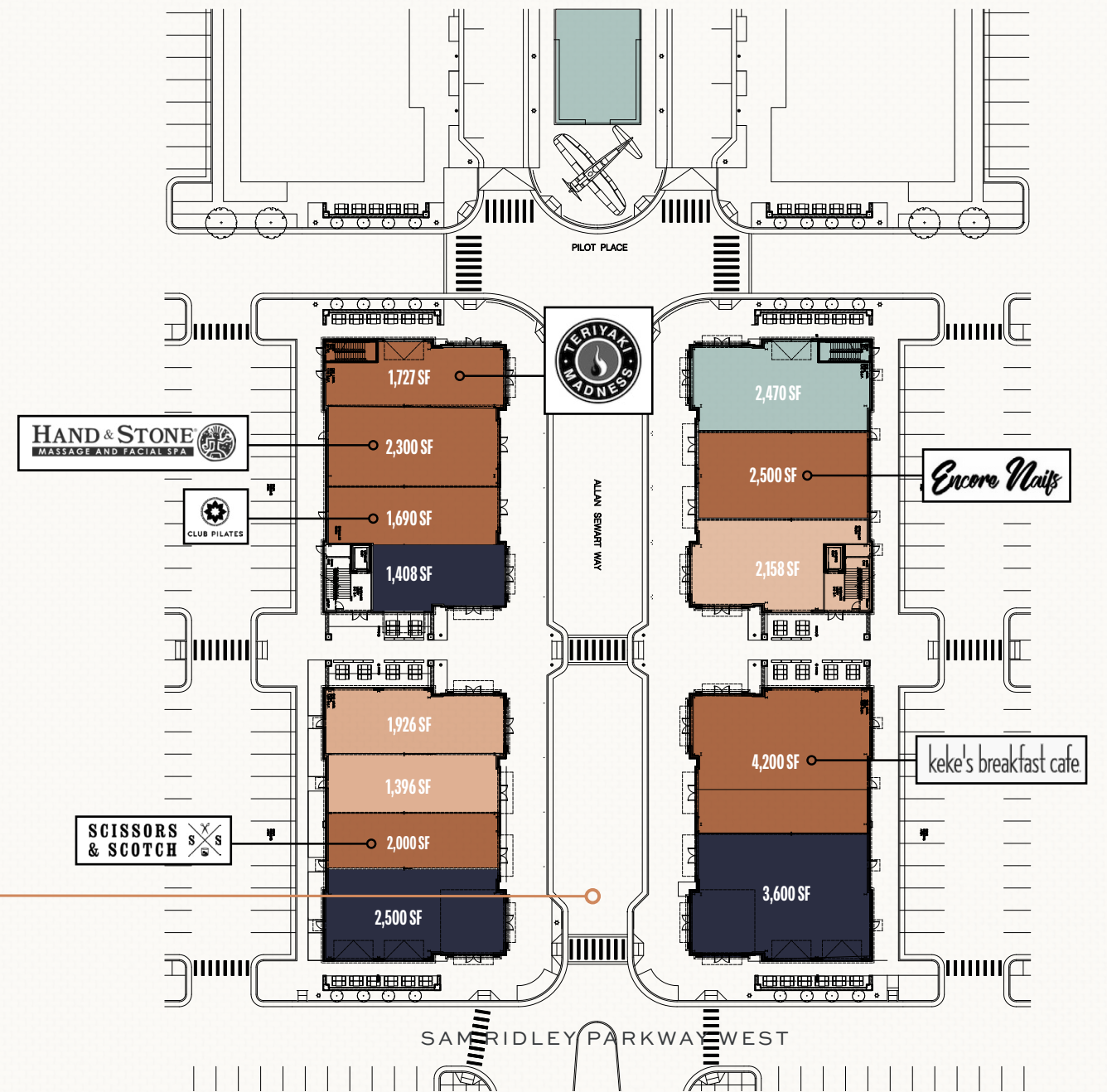


The Masterplan

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	Bank OZK
6	.98 acre	Brew Y'all
7	1.24 acres	City BBQ



DELIVERING Q2 2026
 DELIVERING Q1 2027

AVAILABLE
 LOI
 LEASE
 FULLY EXECUTED



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.

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.



HAND & STONE

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

Circulation Diagram

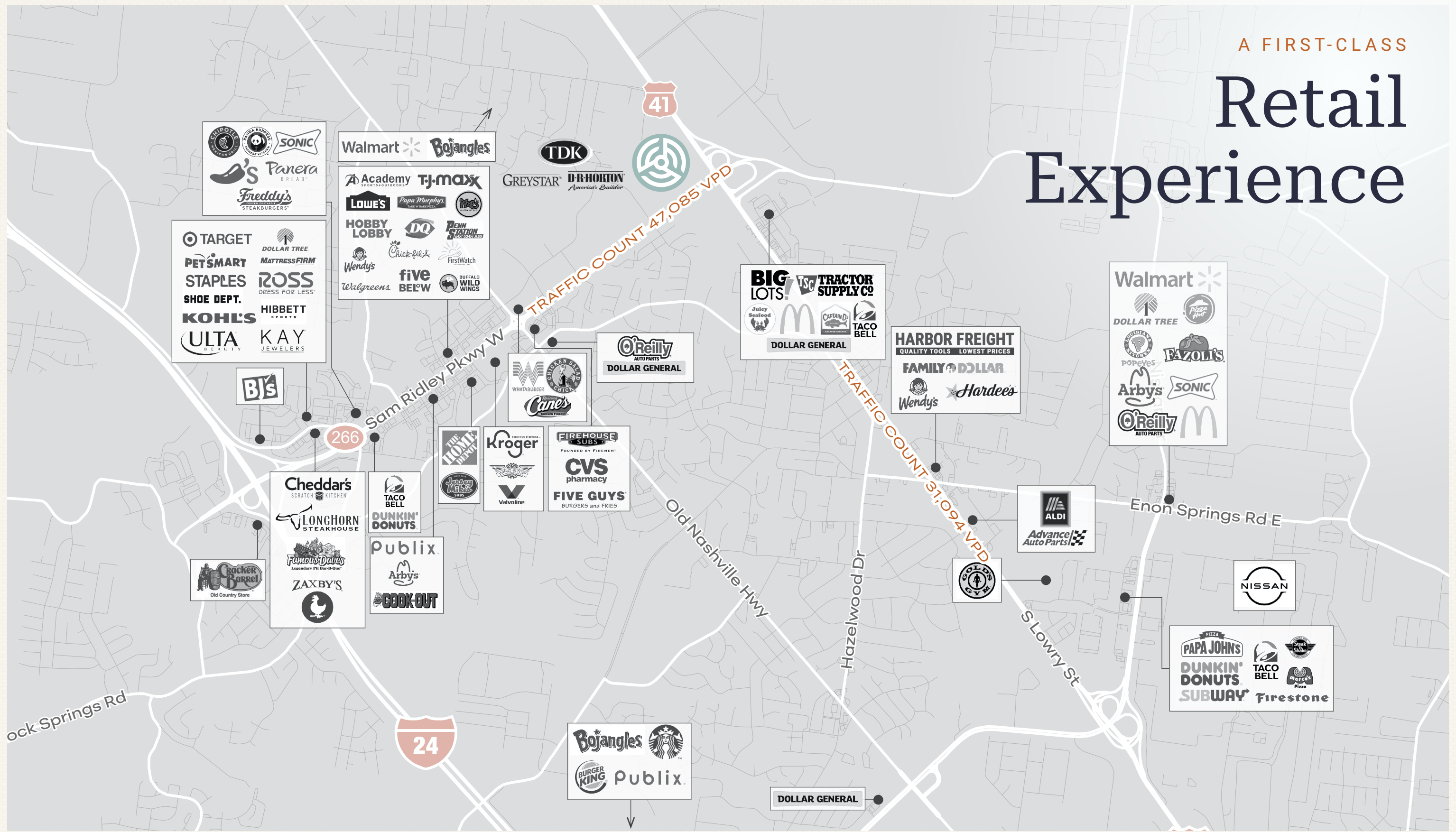


Pedestrian Circulation



A FIRST-CLASS

Retail Experience



Connected, Visible, Within Reach

WITHIN 1-15 MINUTES

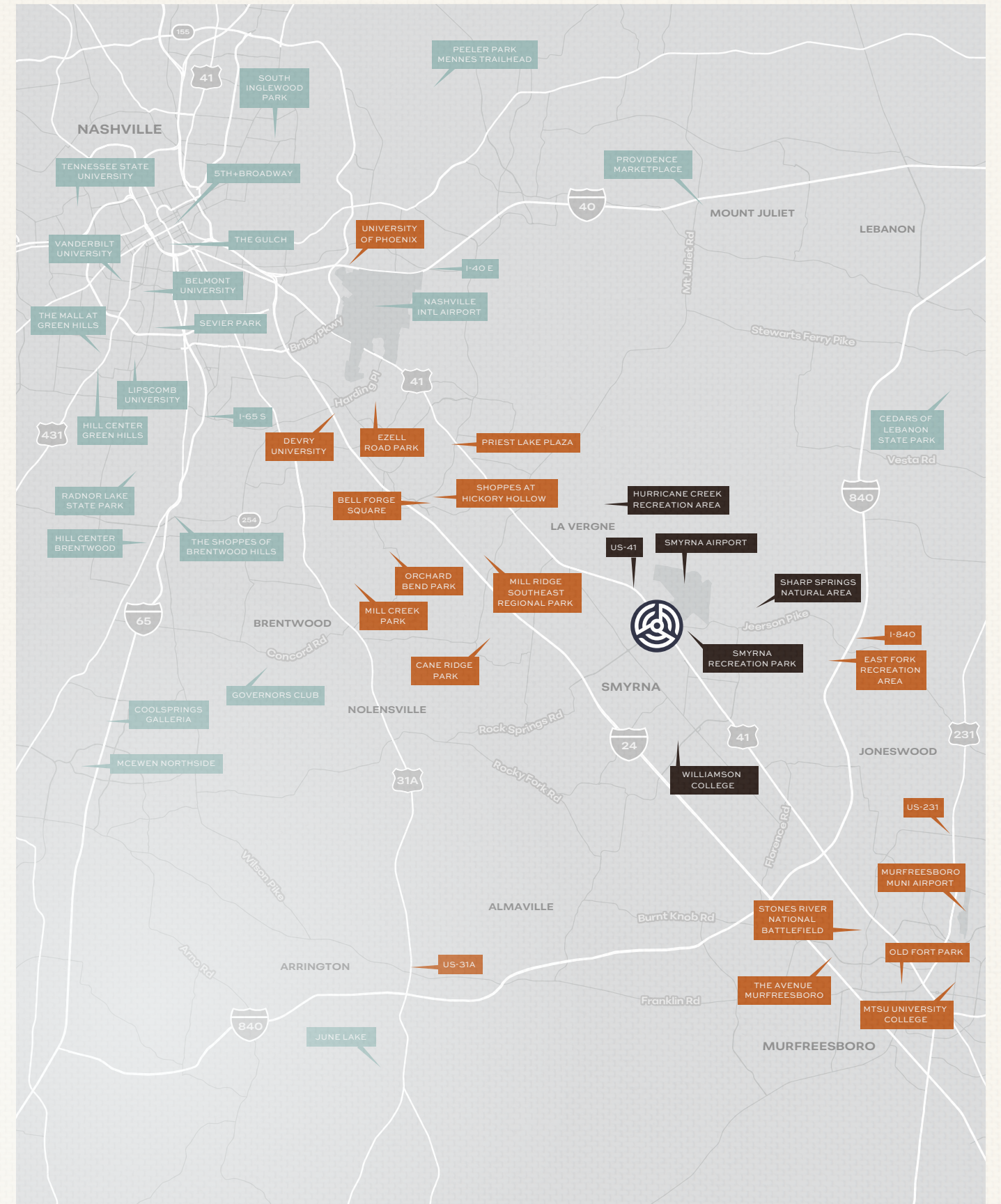
US-41	4 mins
Smyrna Recreation Park	7 mins
Smyrna Airport	8 mins
Sharp Springs Natural Area	11 mins
Williamson College	13 mins
Hurricane Creek Recreation Area	13 mins

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
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-TOWNFEEL.

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

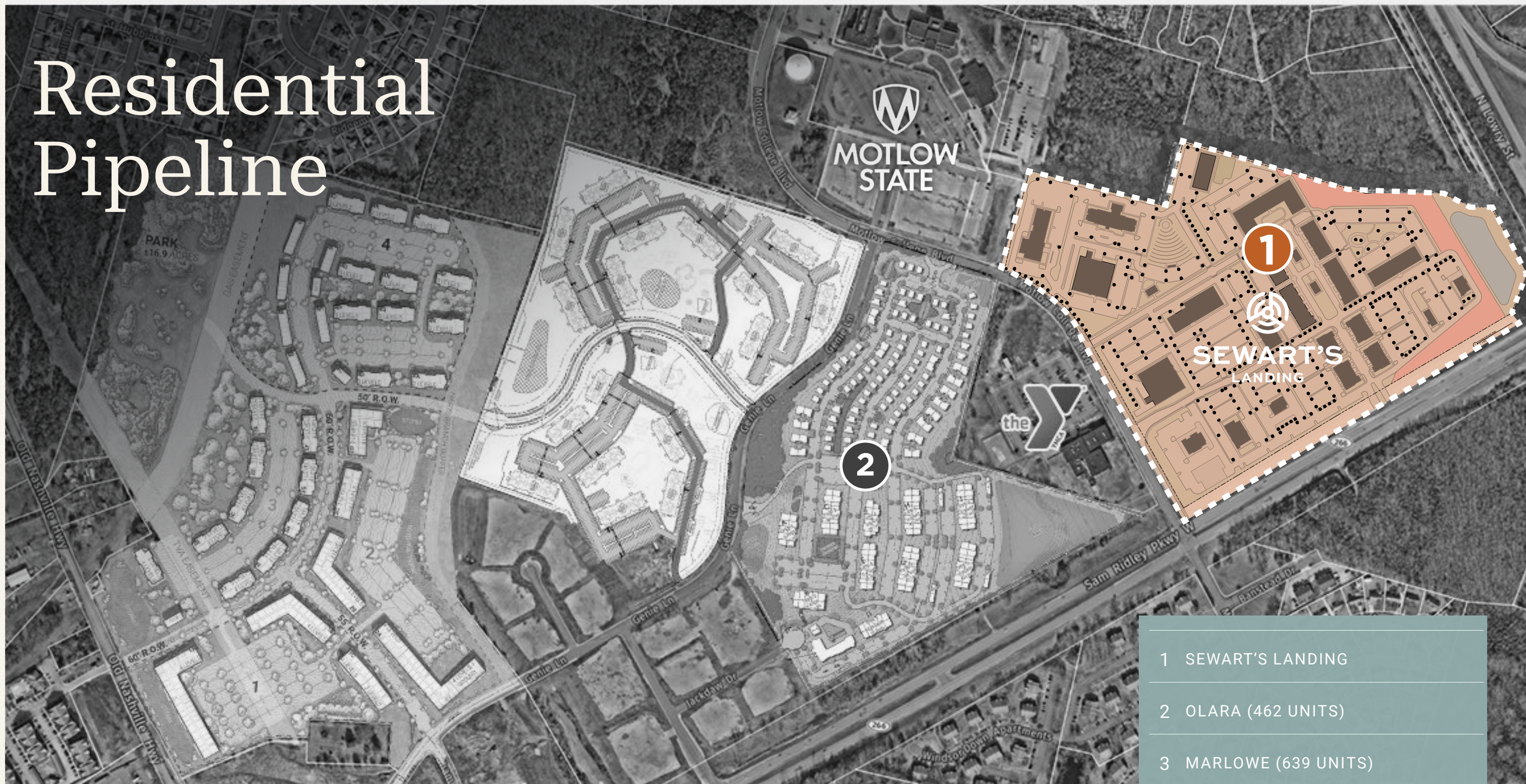
AVG. HOUSEHOLD INCOME

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.





SEWART'S LANDING

An Equitable Property Company Development

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VISIT THE WEBSITE