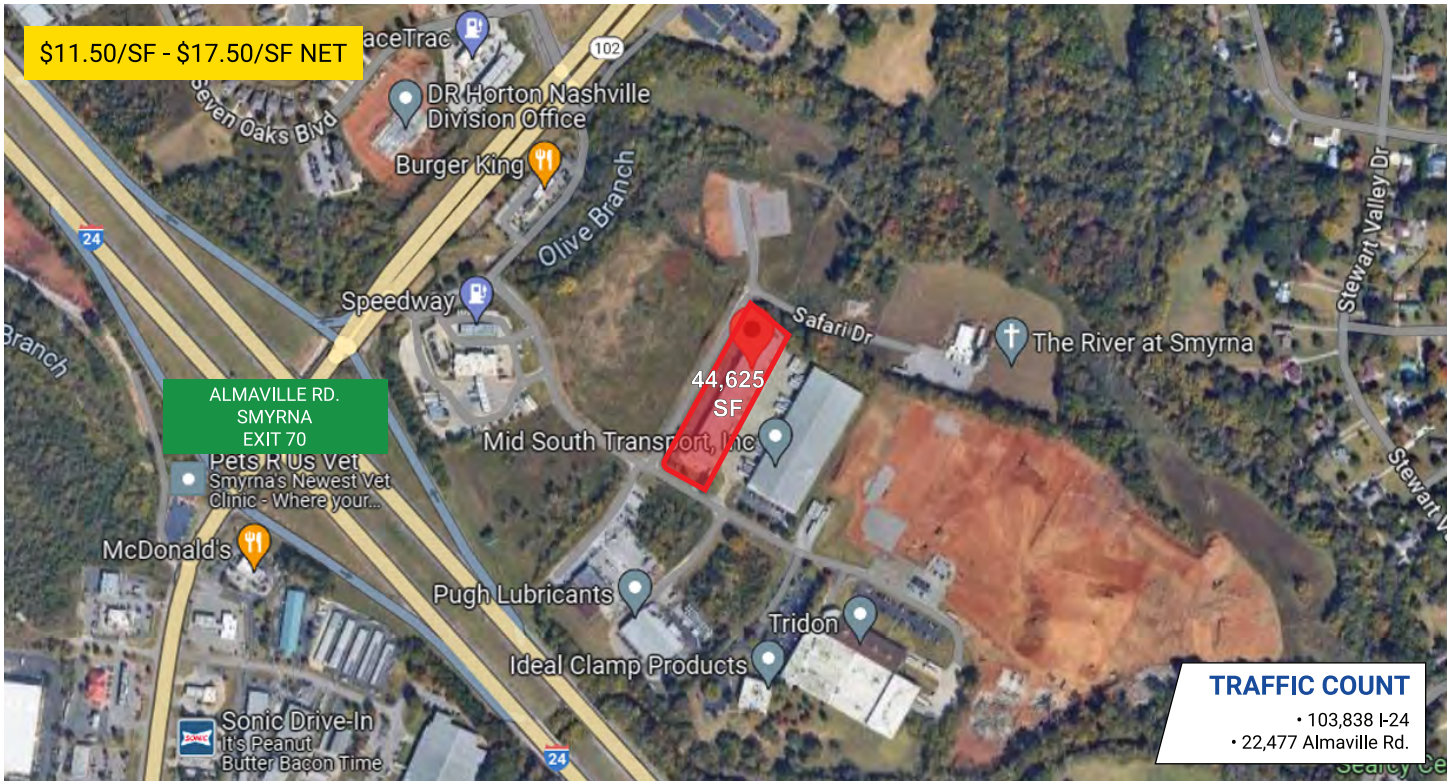


8000 Safari Dr.

SMYRNA, TENNESSEE 37167



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TRAFFIC COUNT

- 103,838 I-24
- 22,477 Almadale Rd.

Building SF:	44,625	Eave Height:	-
# of Units:	13	Electricity:	120/208v; 100amp
Units SF:	1,275 - 7,650	Zoning:	Light Industrial

PROPERTY HIGHLIGHTS

- 3 phase electric
- Conveniently located off Almadale Rd. Exit 70
- Easy Access to I-24
- Approx. 30 minutes to Nashville Airport

DEMOGRAPHIC SNAPSHOT

RUTHERFORD COUNTY

2023 Population Estimate	365,150
2023 Median HH Income	\$78,291
2023 Number of Households	139,340



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