

# 261 Mayfield Dr.

SMYRNA, TENNESSEE 37167

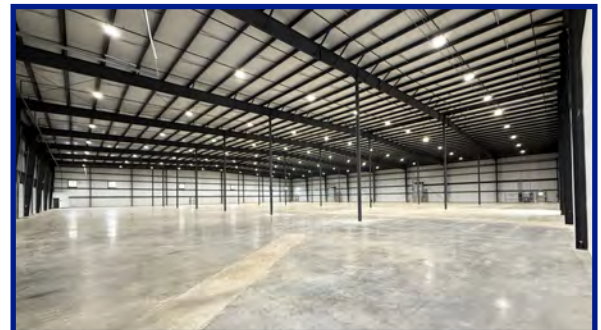


developments | real estate | construction  
615-896-0000



Building SF: 51,600  
# of Units: 1  
Units SF: 51,600

Eave Height: 30'  
Electricity: 480v ; 800amps  
Zoning: Light Industrial



## PROPERTY HIGHLIGHTS

- Can be divided into two units of 25,800sf
- Located across from the Post Office
- Easy Access to U.S.-41, Hwy 266 and Hwy 102
- Approx. 30 minutes to Nashville Airport
- Close to the Nissan Manufacturing Plant

## DEMOGRAPHIC SNAPSHOT - Rutherford Co.

|                           |          |
|---------------------------|----------|
| 2025 Population Estimate  | 358,394  |
| 2025 Median HH Income     | \$87,758 |
| 2025 Number of Households | 138,402  |

## TRAFFIC COUNT

- 29,628 U.S.-41
- 12,206 Enon Springs Rd.

**615-896-0000**

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