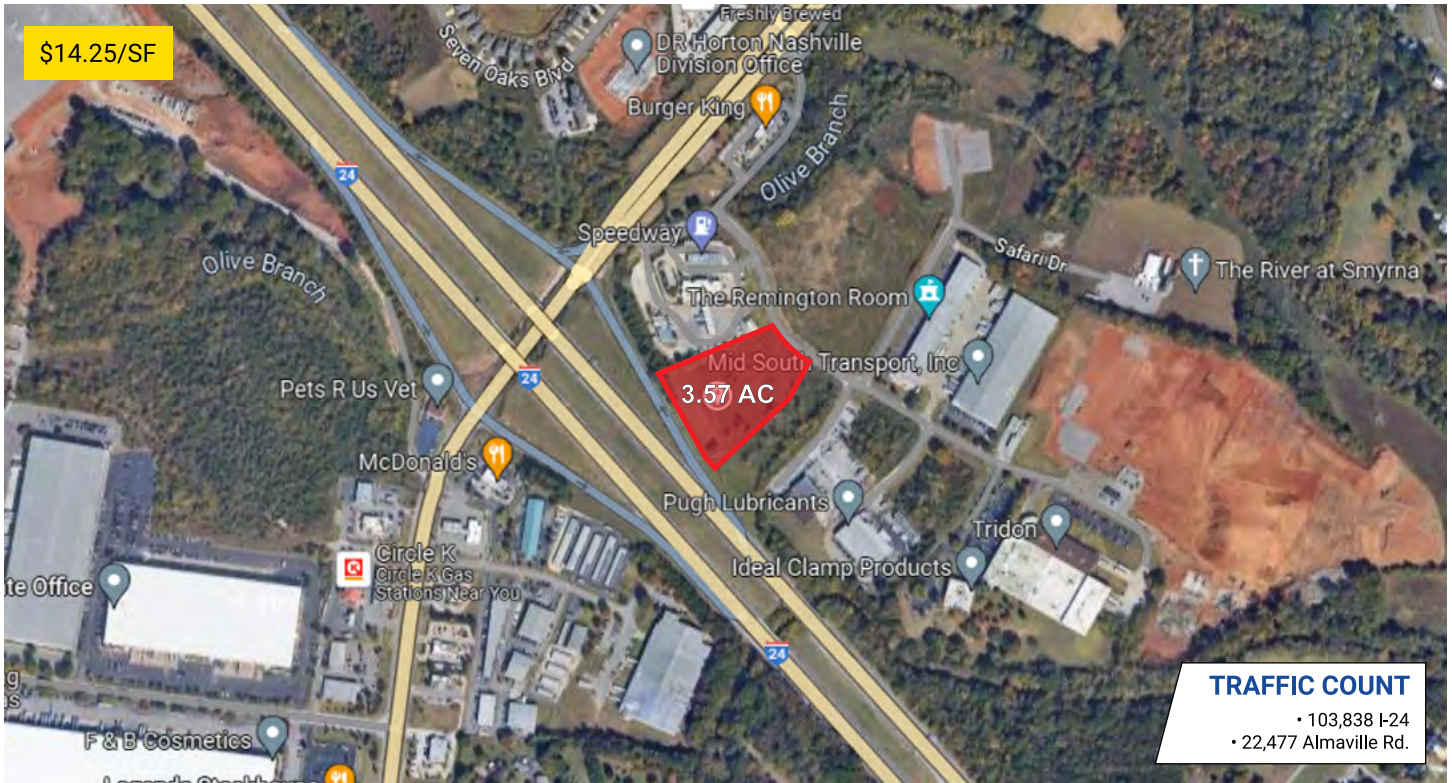


Tridon Dr. - 3.57

SMYRNA, TENNESSEE 37167



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TRAFFIC COUNT
• 103,838 I-24
• 22,477 Almaville Rd.

Acres:	3.57 +/-
Structures:	N/A
Amenities:	N/A
Road Frontage:	383 ft. +/-
Property Type:	Land
Zoning:	C-2 (Gen. Comm.)

PROPERTY HIGHLIGHTS

- 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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The information herein has been obtained from sources believed to be reliable. There is no guarantee, warranty or representation that the information herein is accurate. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance or value of the property. Property location imagery provided by Google Maps. 02/24