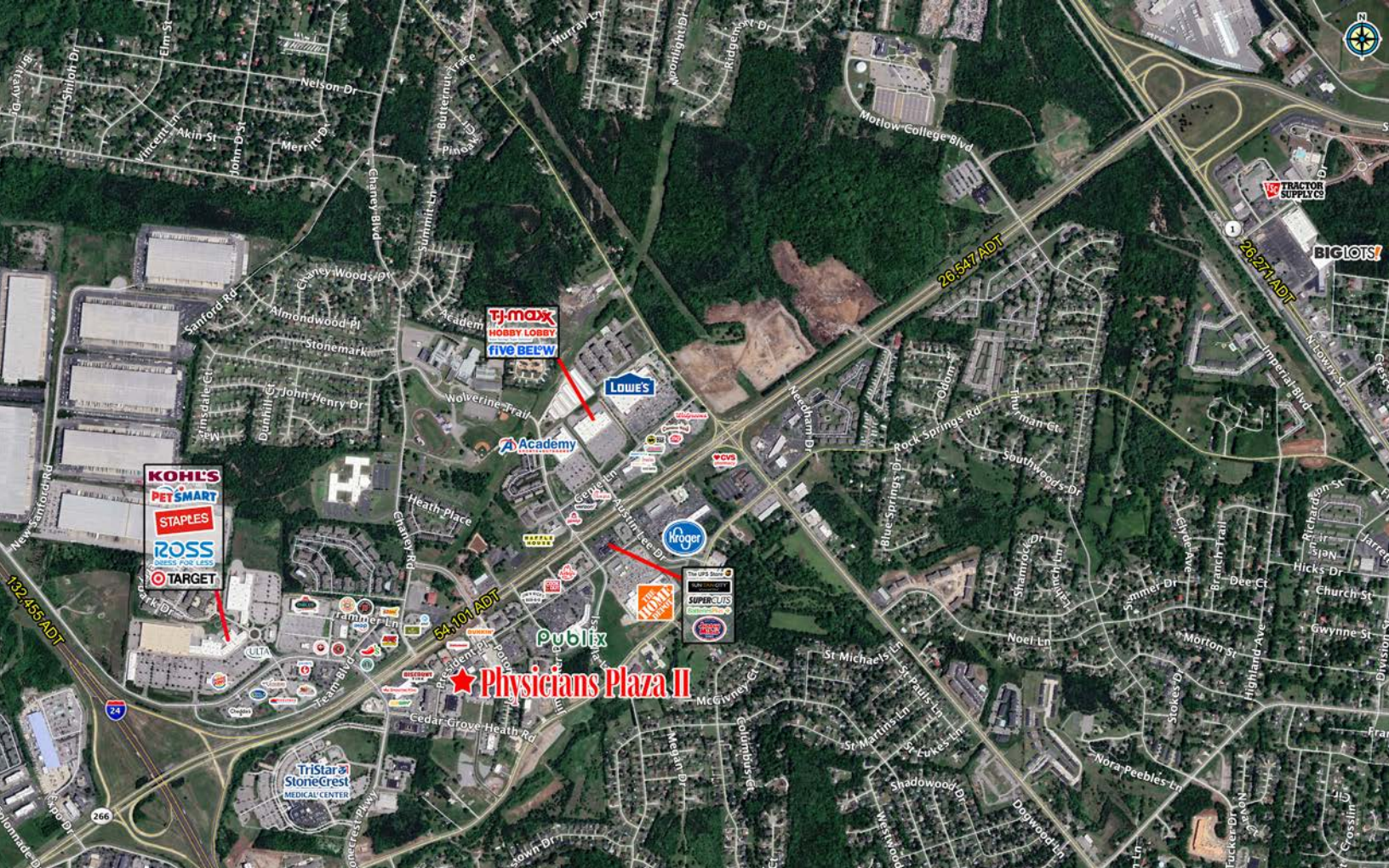


PHYSICIANS PLAZA II

**739 Presidents Way
Smyrna, TN 37167**

Property Features

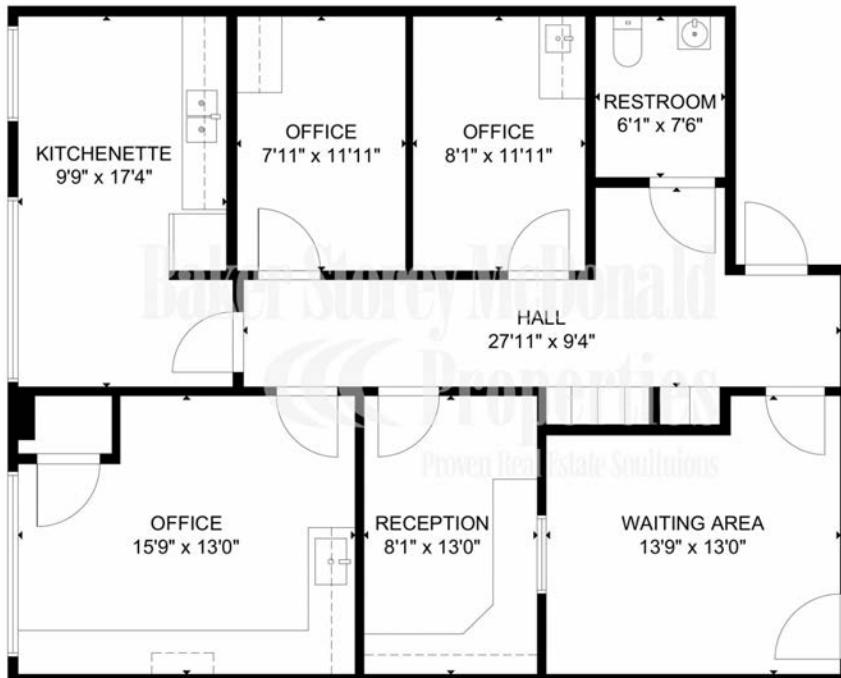
- 2 floors - 21,872 SF
- Class B Office
- 150 surface spaces
- 24 miles from Nashville



VIRTUAL TOUR AVAILABLE

Suite 110
2,533 SF

HERE

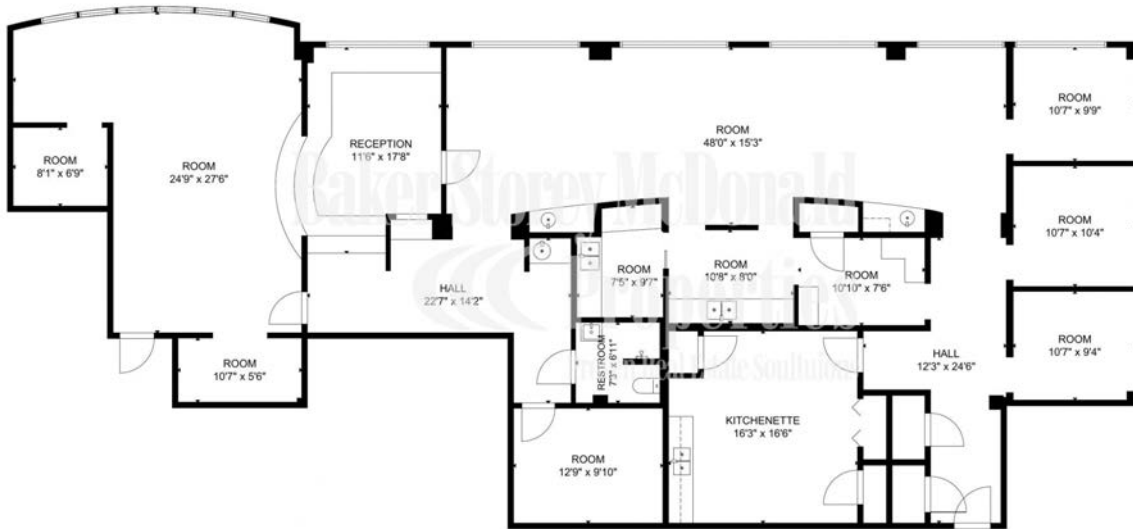
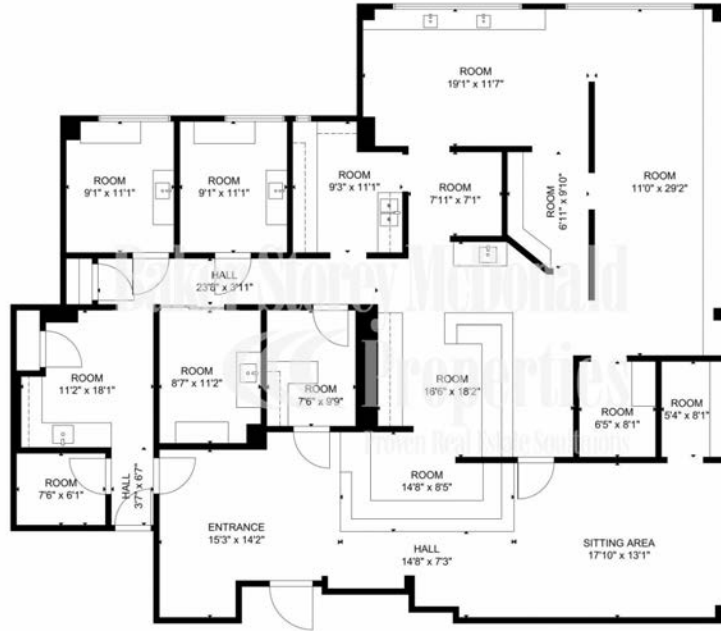


Suite 120
1,400 SF

HERE

VIRTUAL TOUR AVAILABLE

Suite 200
3,166 SF
HERE



Suite 210
3,655 SF
HERE



Suite 220
4,080 SF
HERE

DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drivetime
2022 Est. Population	7,449v	50,696	110,259	328,239
2027 Prj. Population	8,025	56,190	121,063	357,016
Growth (2022-2027)	1.5%	2.2%	2.0%	1.8%
2022 Households	2,801	18,400	38,492	120,115
2027 Households	3,165	21,438	44,167	132,877
Household Size	2.6	2.7	2.9	2.7
Growth (2022-2027)	2.6%	3.3%	2.9%	2.1%
2022 Avg. Income	\$84,359	\$77,484	\$80,437	\$78,215
2027 Avg. Income	\$88,332	\$49,282	\$81,139	\$76,296
Change (2022-2027)	0.9%	0.5%	0.2%	-0.5%
2022 Med. HH Income	\$84,687	\$69,745	\$75,267	\$73,132
2027 Med. HH Income	\$100,945	\$81,587	\$88,595	\$88,541
Change (2022-2027)	3.8%	3.4%	3.5%	4.2%
Daytime Population	7,650	35,004	72,291	185,584