

ALMOST NASHVILLE, KY IS LOCATED WITHIN 50 MILES OF THE NASHVILLE METROPOLITAN AREA.

The great part about Almost Nashville, KY is that you can have all of the amenities of Nashville and reap the benefits of being in a less expensive area.



www.almostnashvilleky.com

DISTRIBUTION

WHY LOCATE A DISTRIBUTION CENTER WITHIN THE ALMOST NASHVILLE, KY REGION?

EXCELLENT TRANSPORTATION INFRASTRUCTURE

- ▶ **Interstate 24** - runs through the region and connects to Nashville, TN
- ▶ **United States Highways** - Hwy 68/80, Hwy 41, Hwy 41A and Hwy 79; All major transportation routes
- ▶ **Pennyrile Parkway** - connects I-24 to I-64 and Evansville, In.
- ▶ **Rail Service** - mainline rail provided by CSX; Short-line Rail provided by RJ Corman
- ▶ **Navigable Rivers** - The Cumberland River and The Tennessee River
- ▶ **Nashville International Airport** - within a one hour's drive
- ▶ **Local Airports** - Hopkinsville Airport and Smith D. Broadbent Airport



MARKET PROXIMITY

- ▶ Approximately 87% of the population in the Eastern United States can be reached within a 600 mile radius.
- ▶ The Almost Nashville, KY region is located approximately 50 miles north of Nashville, Tennessee which has a large cluster of distribution centers.
- ▶ Major population centers (Atlanta, Memphis and St. Louis) are all within a five hour drive of the Almost Nashville, KY region.

AVAILABLE AND AFFORDABLE BUILDINGS AND SITES

- ▶ The Almost Nashville, KY region has a number of affordable and available buildings and sites.

SKILLED AND AVAILABLE WORKFORCE

- ▶ Region attracts workers from a 60-mile radius
- ▶ Total labor pool of more than 189,000 workers
- ▶ Cluster of successful distribution facilities in the Nashville Area
- ▶ Fort Campbell provides a pool of skilled workers in the Almost Nashville, KY region.

EDUCATIONAL RESOURCES

- ▶ Austin Peay State University
- ▶ Belmont University
- ▶ Hopkinsville Community College
- ▶ Murray State University
- ▶ Tennessee State University
- ▶ Volunteer State Community College
- ▶ Vanderbilt University
- ▶ Western Kentucky University

LOW COST OF DOING BUSINESS

- ▶ CNBC's 2009 "Top States For Doing Business" report ranked Kentucky as the state with the 8th lowest cost of doing business.

AFFORDABLE AND RELIABLE ELECTRICITY

- ▶ TVA is the largest public power provider in the United States and provides first class reliability and competitive rate options. reliability rate of 99.999 percent.