

FOR SALE 1.56 ACRES WITH 7,500+/- SF BUILDING

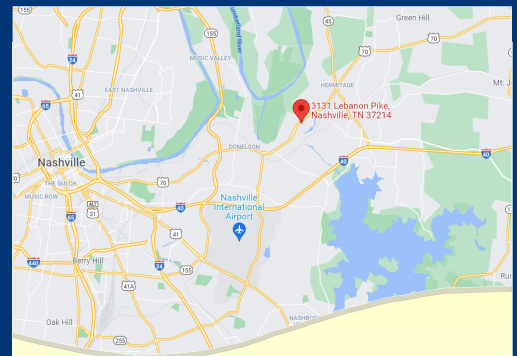
HARD CORNER WITH TRAFFIC LIGHT



3131 Lebanon Pike & 2205 Jackson Downs Boulevard | Nashville, TN 37214

PROPERTY HIGHLIGHTS:

- 1.56 +/- Acres in Hermitage (Davidson County)
- 7,500+/- SF building on a corner lot
- Paved, level lot with 3 curb cuts
- Parking for 98 vehicles
- Premium road frontage on Lebanon Pike at signalized intersection with Jackson Downs Blvd.
- Adjacent to the Jackson Downs shopping center with major retailers Target, Office Depot, Marshall's, Dollar Tree, Burkes Outlet, Party City and Embassy Dental
- 2020 Traffic Counts: 30,755 ADV on Lebanon Pike
- CL – Commercial Limited. All utilities present
- Davidson County tax map parcel # 085 00 0 089.00 and # 085 00 0 090.00



Driving from Nashville:

Take I-40 East to Exit 216C. Head north on Donelson Pike about 3 miles. Turn right at light onto Lebanon Pike. Head east about 1 ½ miles to property on right.

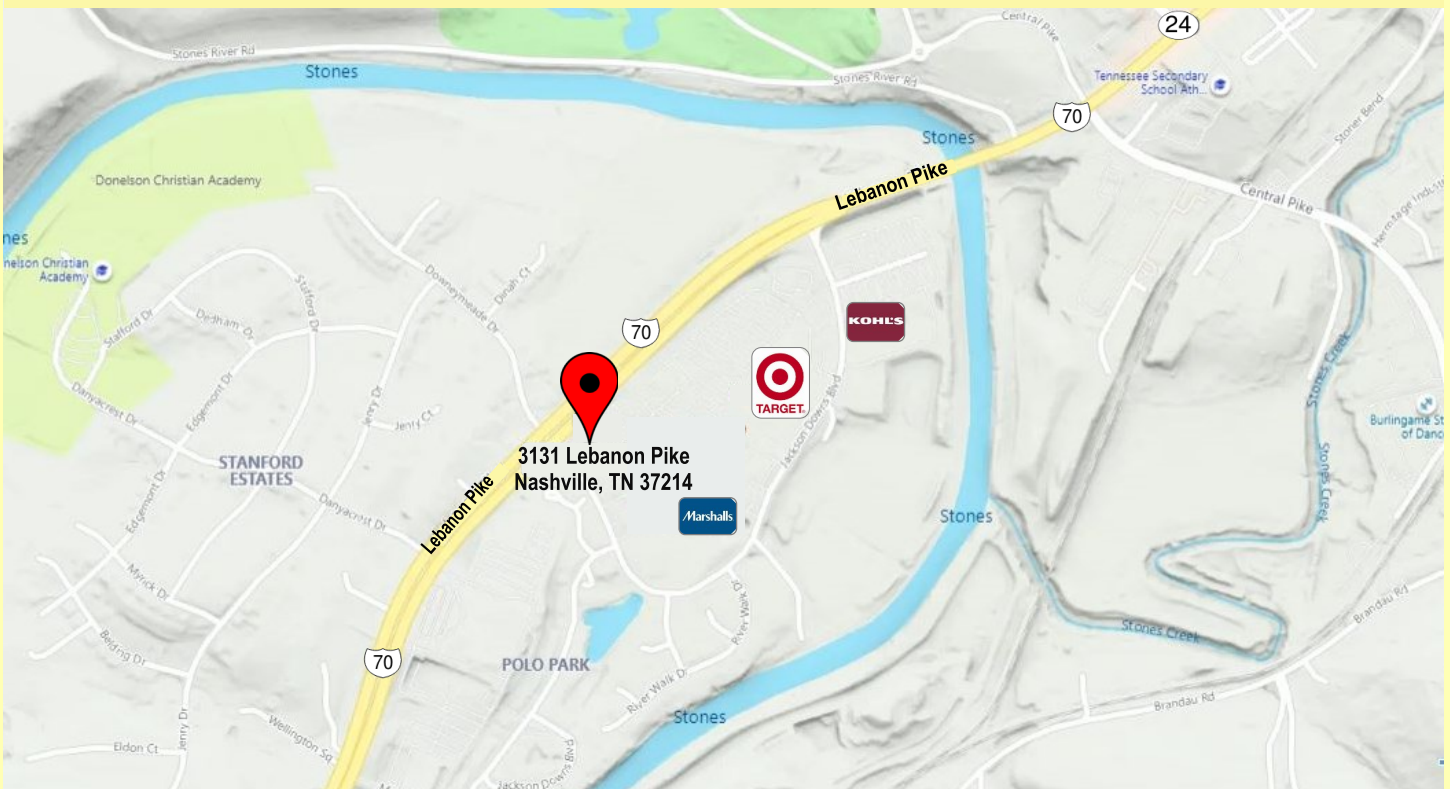
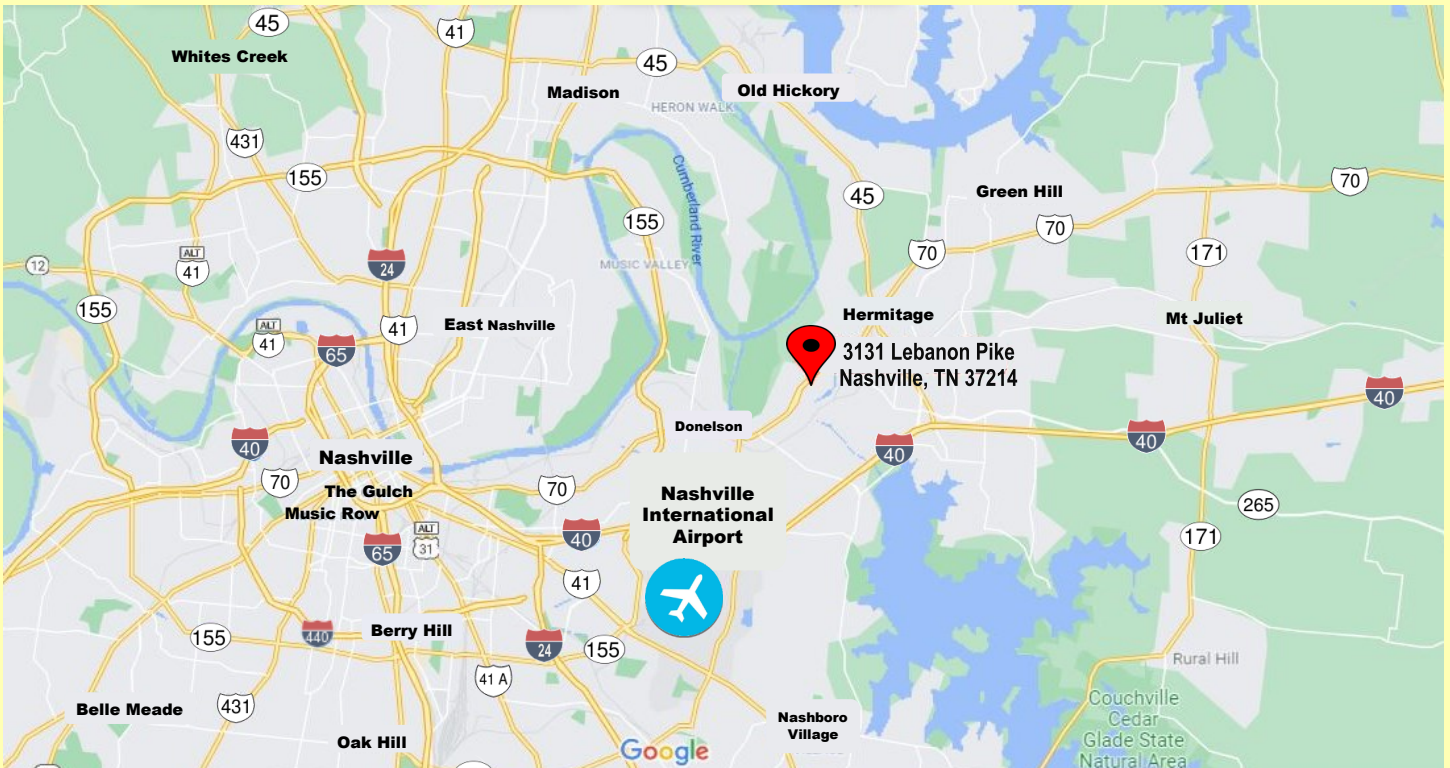
[Google Map Link](#)



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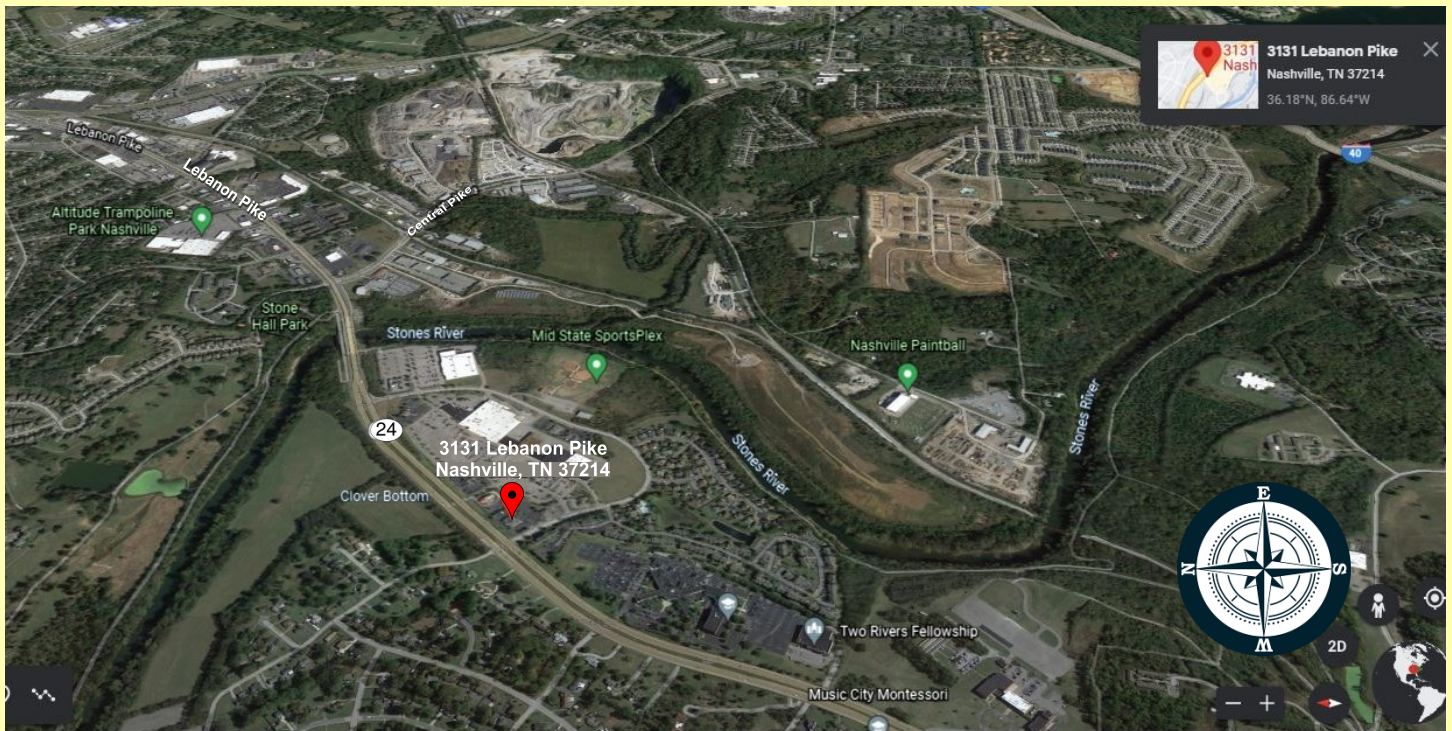
STREET MAPS

3131 LEBANON PIKE | NASHVILLE, TN 37214



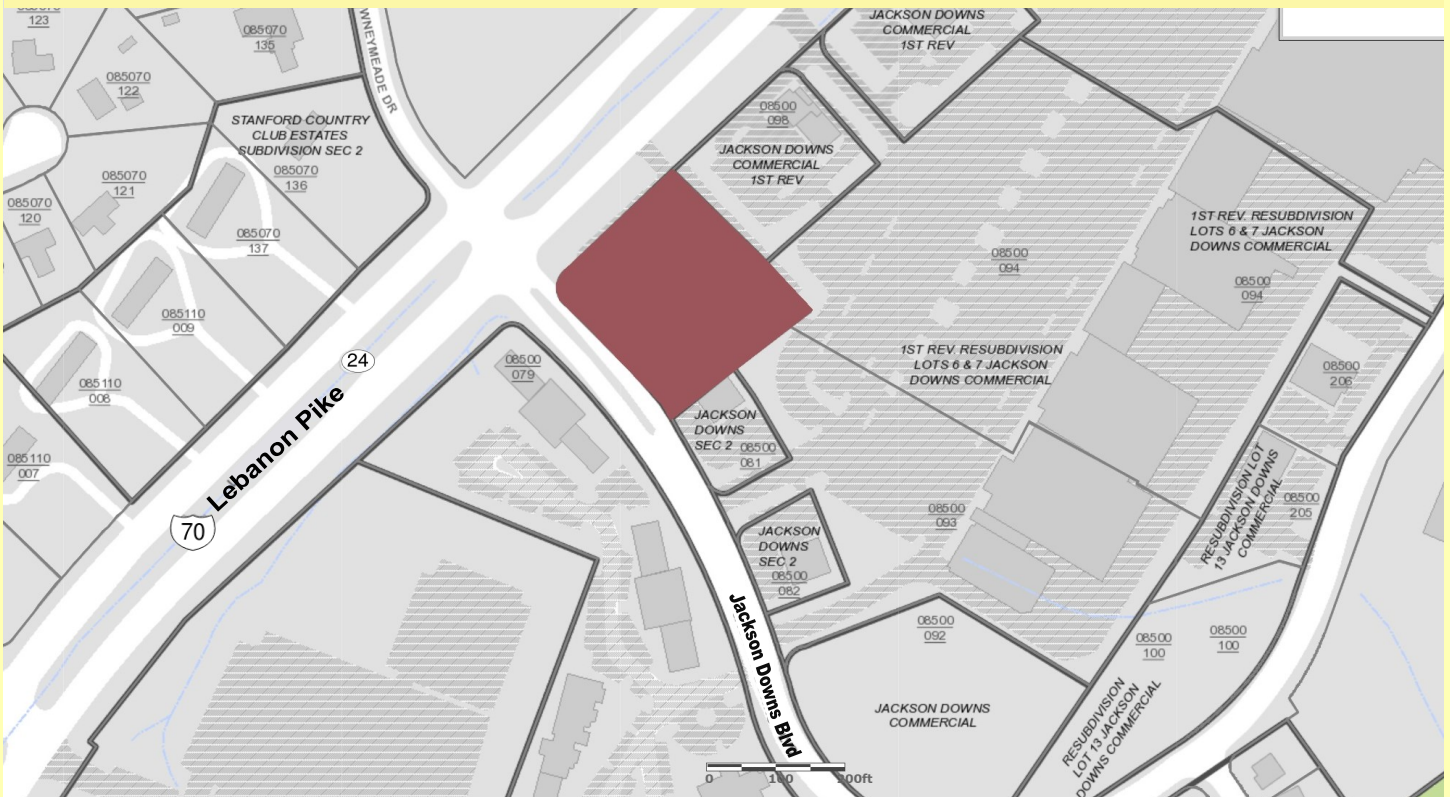
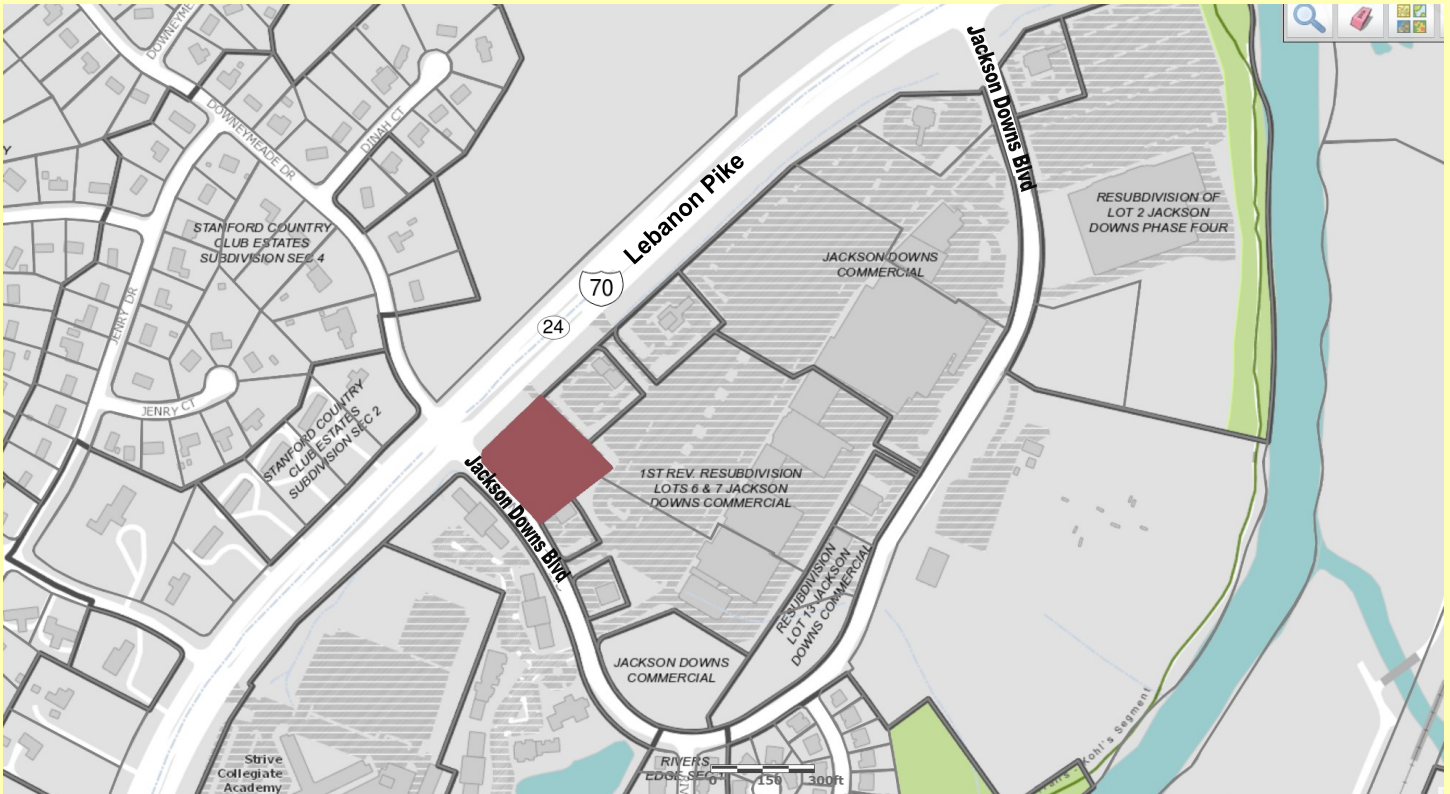
AERIAL PHOTOS

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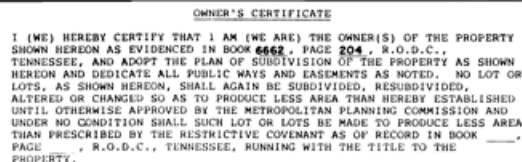


TAX MAPS

3131 LEBANON PIKE | NASHVILLE, TN 37214



296



BY: Robert C H Mathews DATE: 6/9/94

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY I SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BY: 9/10/1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1

TENN. REGISTERED SURVEYOR NO.: 717

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND
DAVIDSON COUNTY, TENNESSEE.

BY: J. Jeff Browning DATE: 6/14/19

SUBDIVISION NO.

PART OF MASTER PLAN NO.

RECORD

RECORDED June 15, 1994, BOOK 8250 PAGE 296 OF THE
REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

FIRST REVISION

SECTION THREE

JACKSON DOWNS

LEBANON PIKE & STONES RIVER

FIRST CIVIL DISTRICT

FIRST CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

14TH COUNCILMANIC DISTRICT

RCM INTEREST

OWNER & DEVELOPER

300 BROADWAY
NASHVILLE, TN 37201

NASHVILLE, TN 37201

BARGE, WAGGONER, SUMNER AND CANNON

162 THIRD AVENUE NORTH
NASHVILLE, TENN. 37203

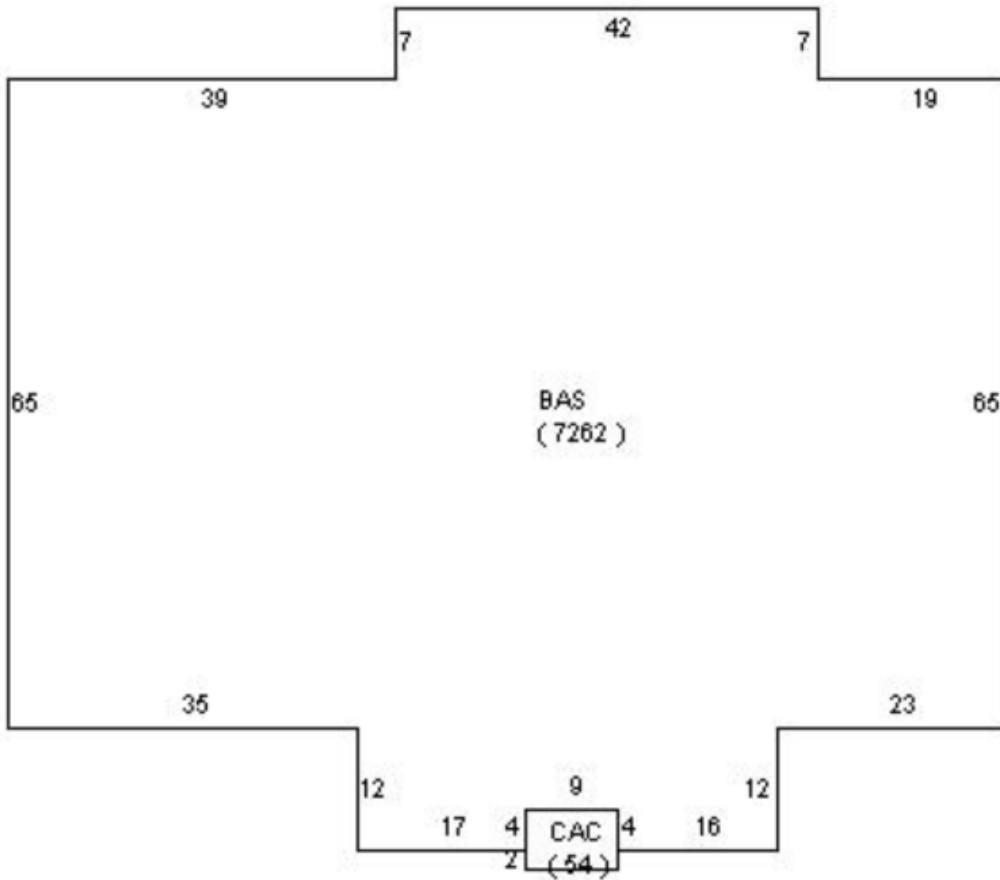
NASHVILLE, TN 37201

DATE: 6-9-94

SITE PLAN
3131 LEBANON PIKE | NASHVILLE, TN 37214

Site Plan





Davidson County, TN Assessor of Property, September 2021

Legal Description

LOT 3 JACKSON DOWNS SECTION 3 REV

Improvement Attributes

Card 1 of 1

Building Type: REST/BAR

Year Built: 1995

Square Footage: 7,262

Number of Living Units: 265

Building Grade: SSB

Building Condition: Average

Rooms: 0

Beds: 0

Baths: 0

Half Bath: 0

Fixtures: 0

Exterior Wall: BRICK

Frame Type: COM MASONRY

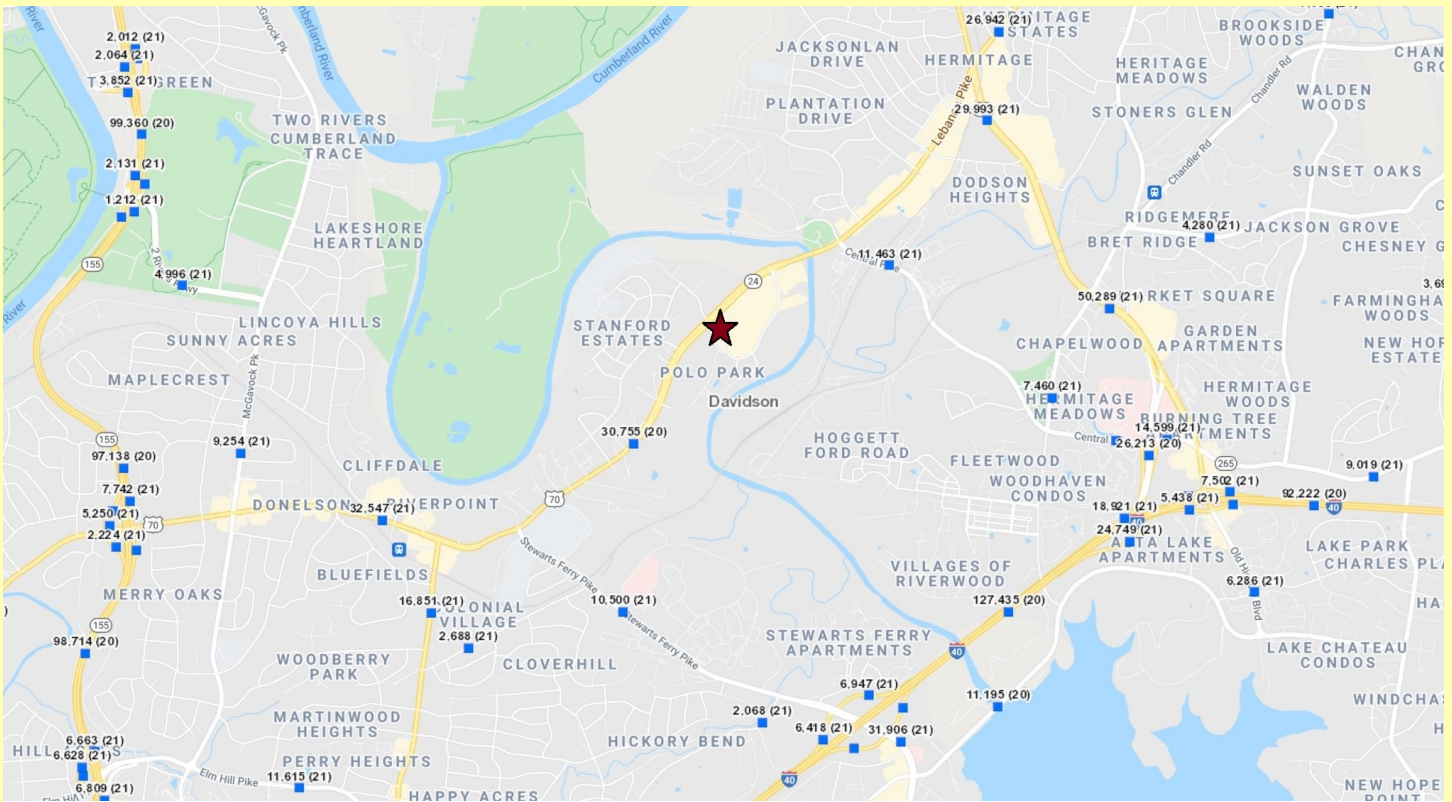
Story Height: 1 STY

Foundation Type: TYPICAL

Roof Cover: TYPICAL

TRAFFIC COUNTS

3131 LEBANON PIKE | NASHVILLE, TN 37214



Traffic Counts

Counting Sta #	#AVD	Main Road	Cross Street	Date of Sample
050	50,289	Old Hickory Boulevard	Dodson Chapel Road	2021
051	11,463	Central Pike	Stoner's Bend Drive	2021
079	32,547	Lebanon Pike	J. B. Estille Drive	2021
080	30,755	Lebanon Pike	East of Disspayne Drive	2020
082	10,500	Stewarts Ferry Pike	McC Campbell Avenue	2021
083	16,851	Donelson Pike	Colonial Circle	2021
430	29,993	Old Hickory Boulevard	Lebanon Pike	2021
440	26,942	Lebanon Road	Old Hickory Boulevard	2021

Interstate 40

345	127,435	I-40 West of Old Hickory Boulevard	2020
198	92,222	I-40 East of Old Hickory Boulevard	2020

Source: Tennessee Dept of Transportation, September 2021