

1.56 ACRES WITH 7,500+/- SF BUILDING
Hard Corner with Traffic Light



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



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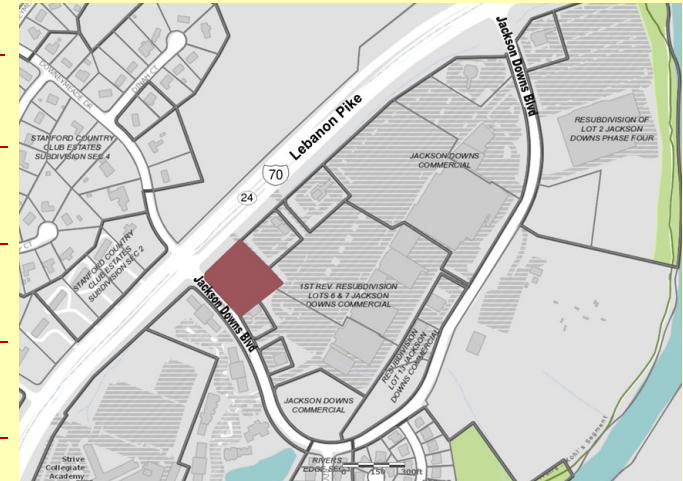
PARCEL #: 085 00 0 089.00 and # 085 00 0 090.00 | DAVIDSON COUNTY

CROSS STREET: LEBANON PIKE

TRAFFIC COUNT: 30,755 ADV ON LEBANON PIKE

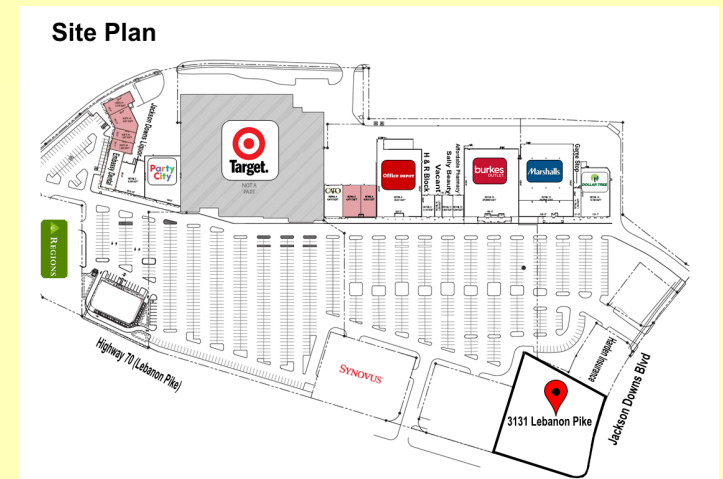
ACRES / SF: 1.56 +/- ACRES IN HERMITAGE / 7,500 +/- SF BUILDING ON A CORNER LOT

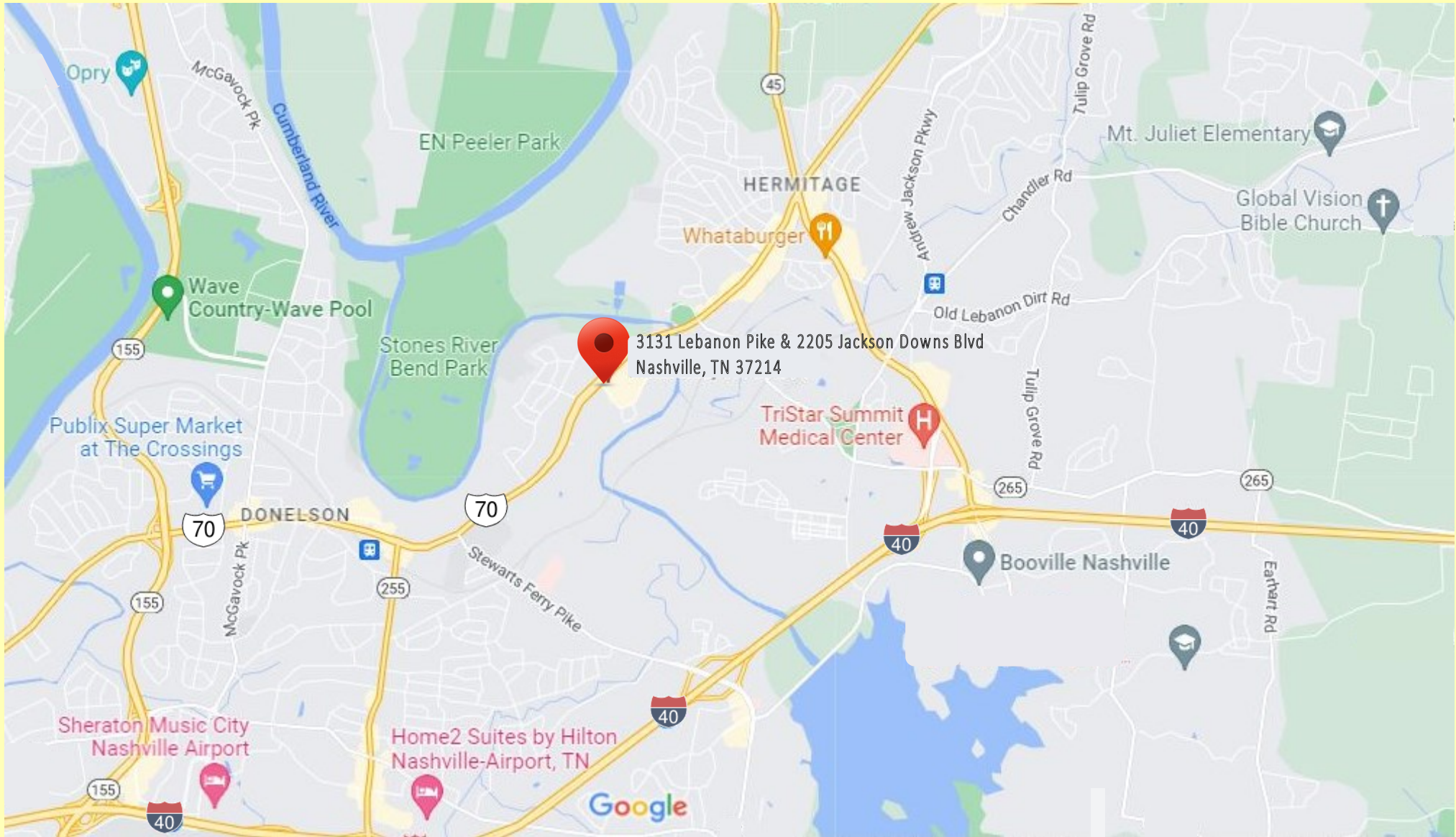
PARKING: PAVED, LEVEL LOT WITH 3 CURB CUTS AND PARKING FOR 98 VEHICLES



HIGHLIGHTS

- 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
- CL - Commercial Limited
- All utilities present
- Davidson County tax map parcel # 085 00 0 089.00 and Davidson County tax map parcel # 085 00 0 090.00

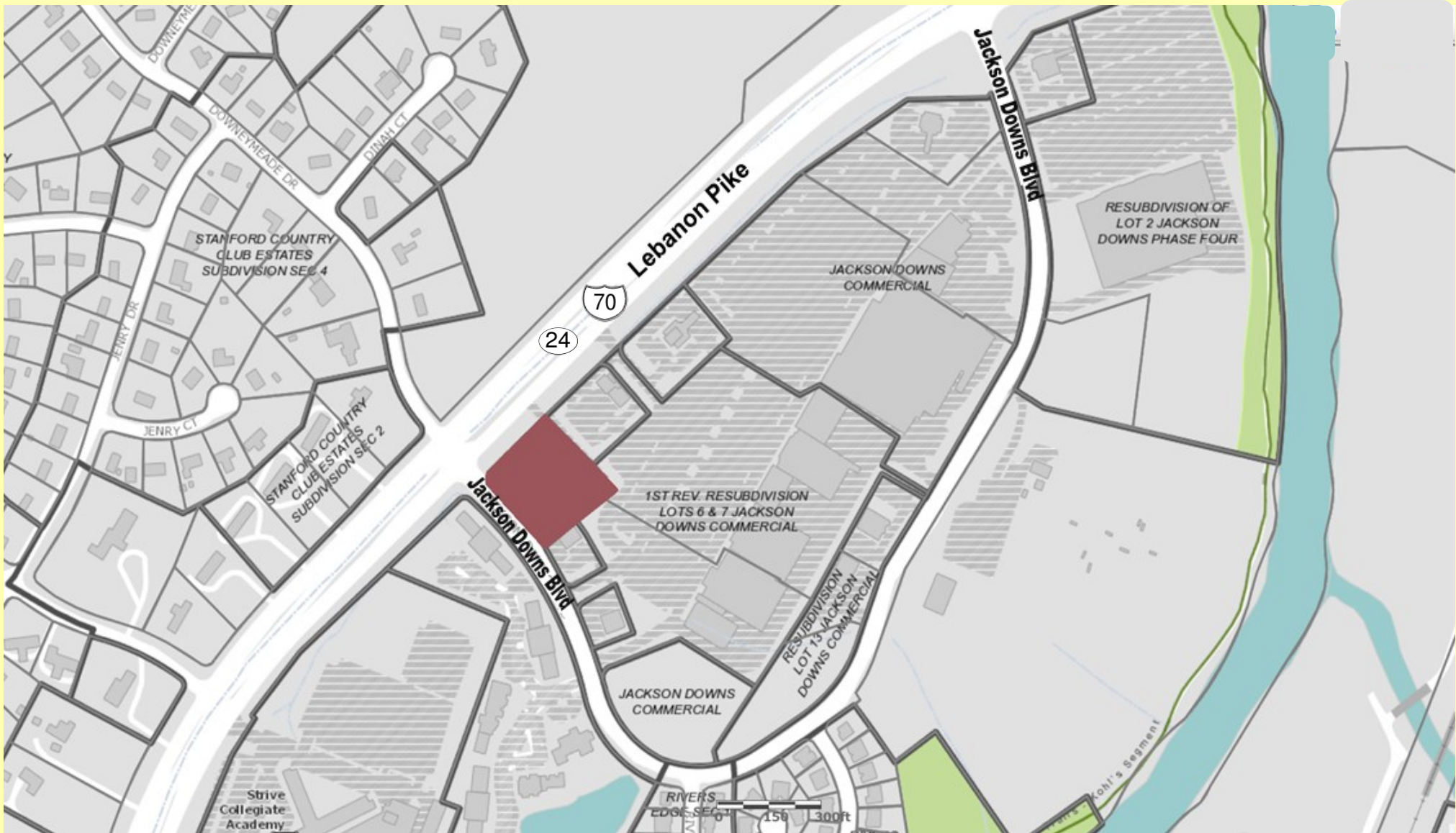


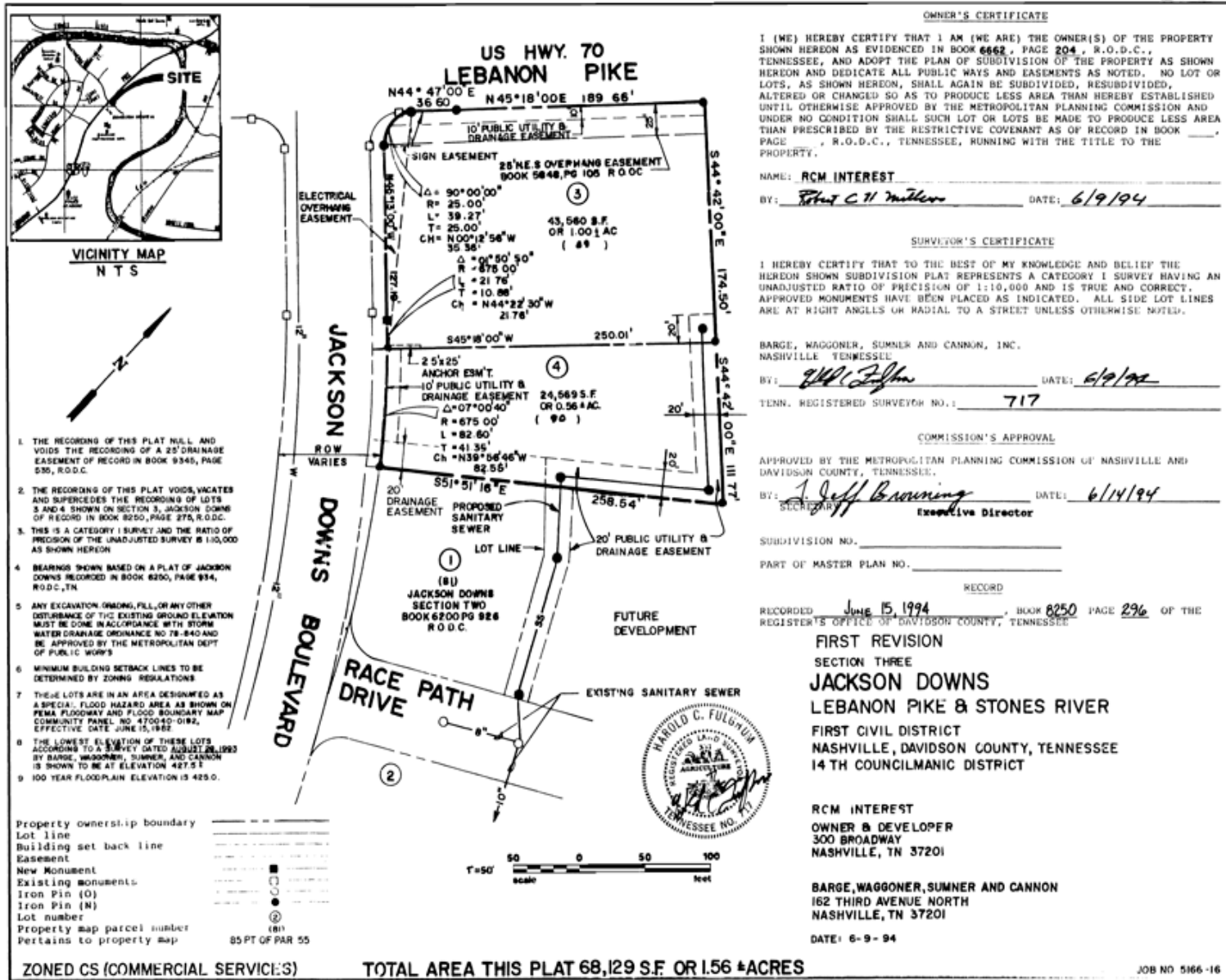


3131 Lebanon Pike & 2205 Jackson Downs Boulevard | Nashville, TN 37214 | Street Views



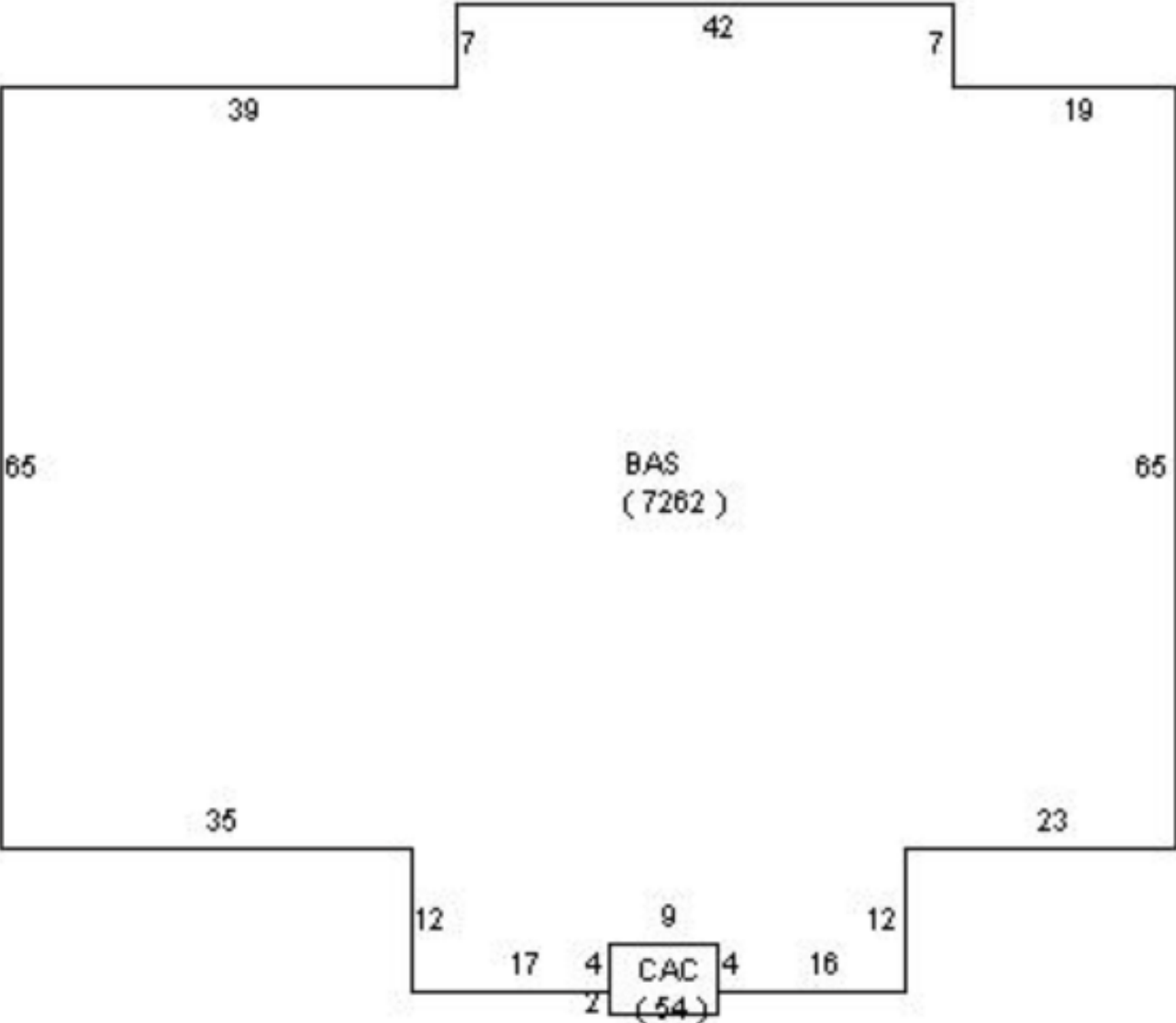




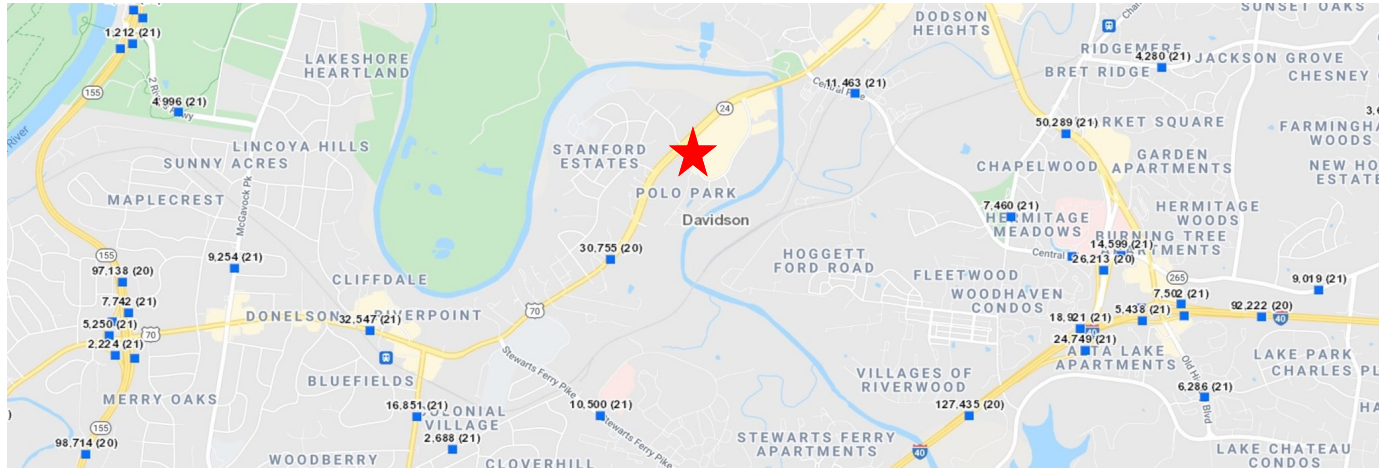


Site Plan





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

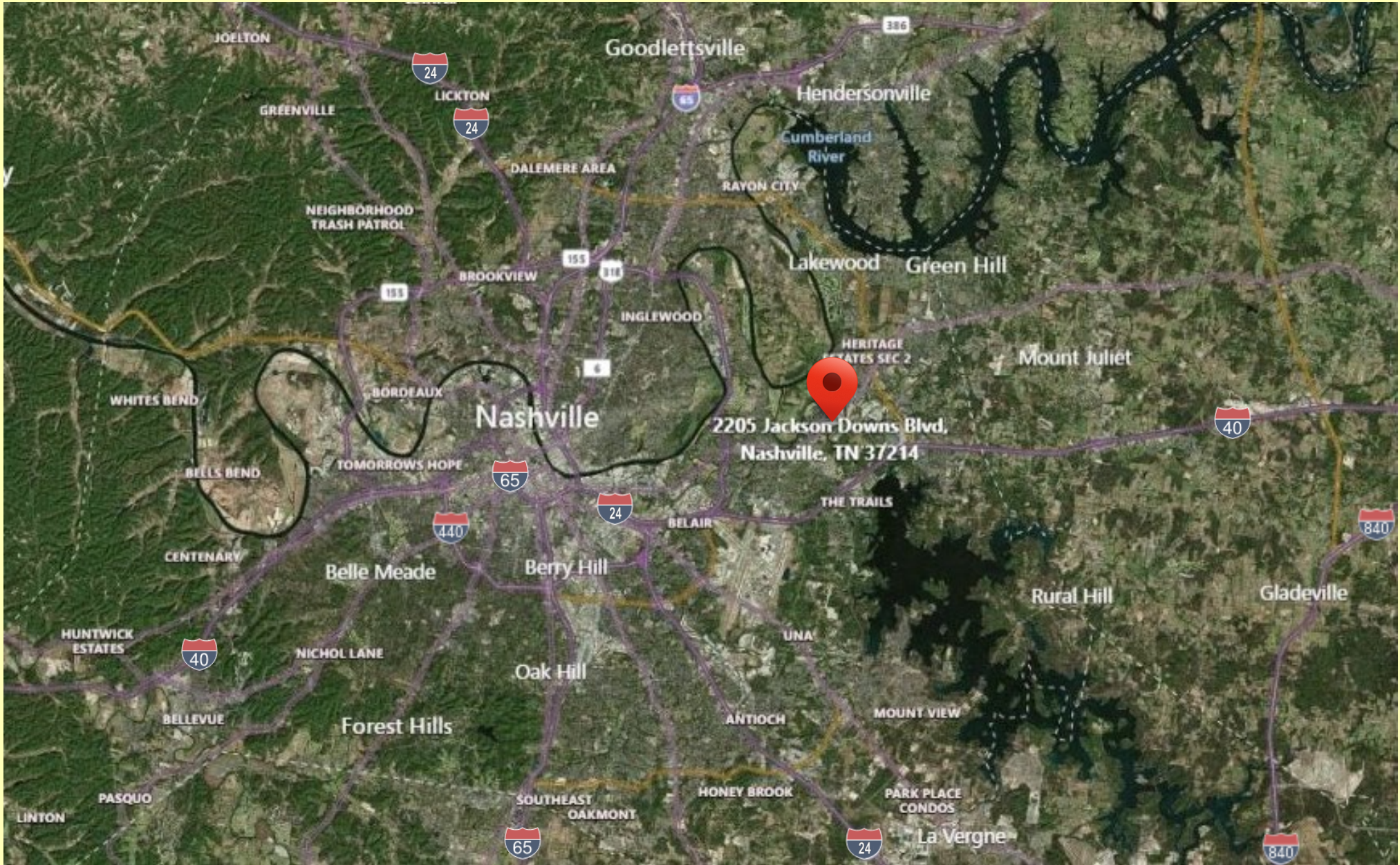


| Counting Sta # | #AVD | Main Road | Cross Street | Date of Sample |
|----------------------|---------|------------------------------------|-------------------------|----------------|
| 050 | 50,289 | Old Hickory Boulevard | Dodson Chapel Road | 2021 |
| 051 | 11,463 | Central Pike | Stoner's Bend Drive | 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 | McCampbell 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 202









Total Population Jan 2022

| | | | |
|---|---------------|----------------|----------------|
|  | 1 Mile | 3 Miles | 5 Miles |
| | 3,953 | 47,267 | 122,940 |

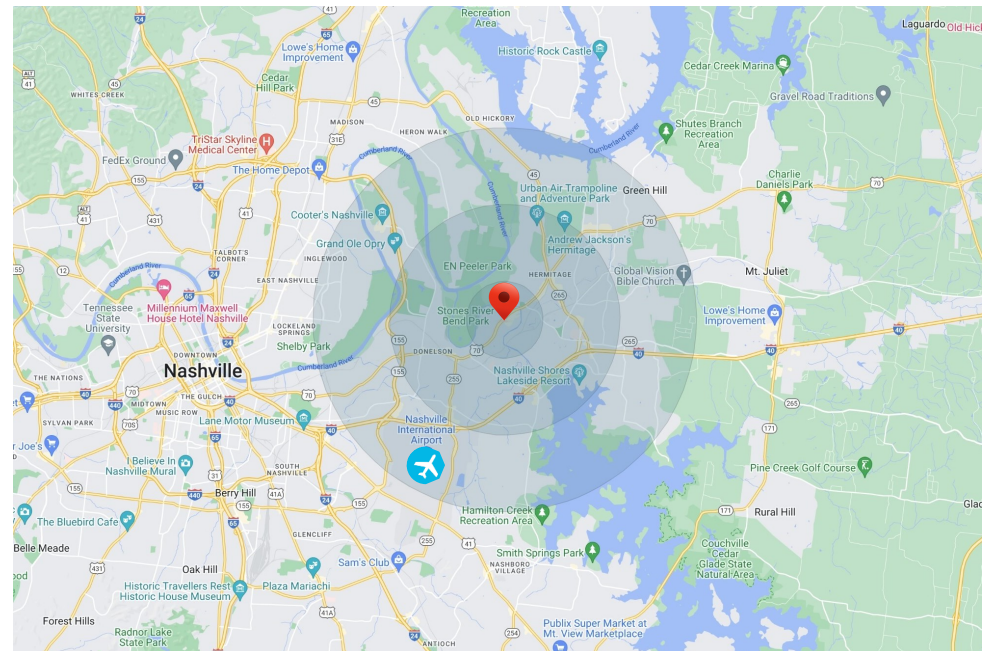
Median HH Income

| | | | |
|---|---------------|----------------|----------------|
|  | 1 Mile | 3 Miles | 5 Miles |
| | \$61,696 | \$59,657 | \$64,164 |

Total Number of Households

| | | | |
|---|---------------|----------------|----------------|
|  | 1 Mile | 3 Miles | 5 Miles |
| | 1,807 | 21,580 | 52,747 |

Davidson County Tax Map



Our company success was earned from relationships and trust we achieved from our clients. ACB was established 25 years ago and I have been leading with 35 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



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"We are and can be only as successful as our clients"

- Rita Anderson, Broker

