

# For Sale

Spence Creek Enclave, Lebanon, Tennessee

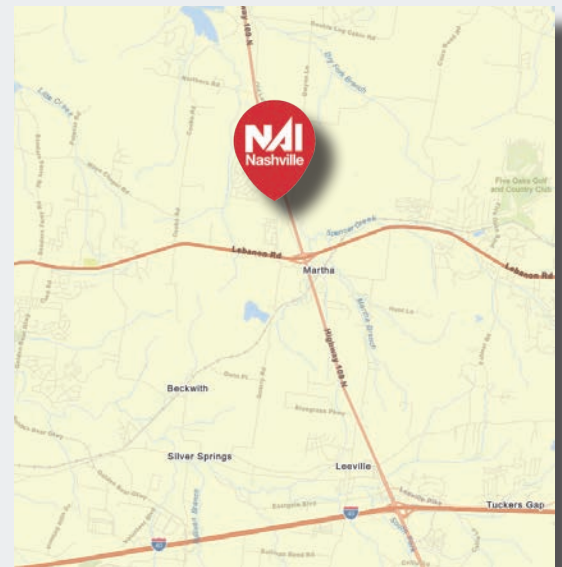
*Approved and entitled commercial development located in a high-growth area.*

## PROPERTY HIGHLIGHTS

- + ±7.80 acre approved commercial PUD located on the corner of Hwy 109 and Rock Castle Road
- + ±46,970 SF of retail space over seven (7) buildings
- + 26,054 VPD on Hwy 109
- + Located at the entrance of Spence Creek subdivision and near other residential developments
- + Situated off Hwy 109 with easy access to Lebanon Road, I-40, and I-840
- + Surrounded by strong development with 750 homes in Spence Creek and 250 homes in Reunion Township plus a neighboring 2 million square feet industrial park development

### TREY KIRBY, CCIM

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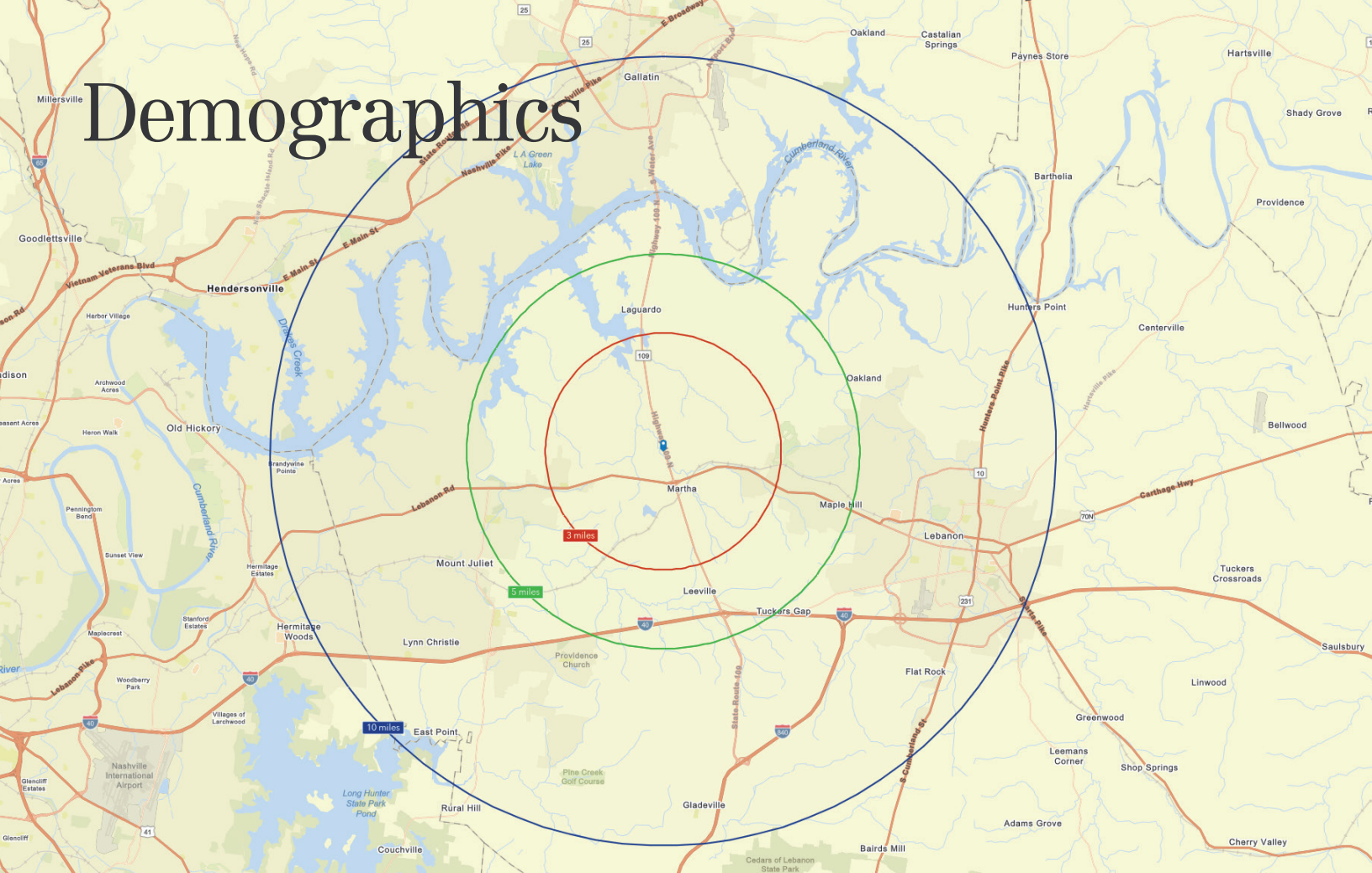
# Site Plan



# Area Growth



# Demographics



	1 MILE	3 MILES	5 MILES
Population	4,676	12,921	39,984
2030 Population	5,491	15,151	48,329
Daytime Population	3,053	8,628	31,223
Households	1,281	4,467	14,572
Median Age	31.0	38.5	40.5
Median HH Income	\$120,272	\$117,284	\$113,559

