

# 2725 OLD LEBANON PIKE - COMING SOON!

NASHVILLE, TN 37214



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located in one of the fastest-developing areas of the country, this Nashville property is undergoing a complete remodel with modern updates and strong visibility along Lebanon Pike, a major arterial into the heart of the city. Positioned on a traffic-light corner with exposure to 34,000+ vehicles per day and a surrounding population of over 118,000 residents within five miles, this site is a rare opportunity in a market where retail vacancy is below 4%. Anchored by Starbucks, and surrounded by Publix, Kroger, and other national retailers, this property offers businesses a high-traffic, growth-oriented location in one of Nashville's most dynamic corridors.

### PROPERTY HIGHLIGHTS

- Complete remodel repurposing the former bank into modern retail space to suit your business needs
- Signalized corner location on Lebanon Pike, a major arterial into the heart of Nashville, with 34,000+ vehicles per day
- Strong population base, with 118,000+ residents within a 5-mile radius
- Anchored by Starbucks, with neighboring national retailers including Publix, Kroger, and Dollar General
- Donelson is a high-demand market with retail vacancy below 4%, making this a rare opportunity

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,708 - 3,504 SF
Lot Size:	45,762 SF
Building Size:	5,392 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,969	51,812	262,423
Total Population	33,101	118,285	630,694
Average HH Income	\$83,481	\$87,449	\$89,158

### TRAFFIC COUNTS

34,407 Vehicles Per Day

POP. DENSITY GROWTH	3 MILES
2024	+2%



**Darrell Hall**

Senior Leasing Agent

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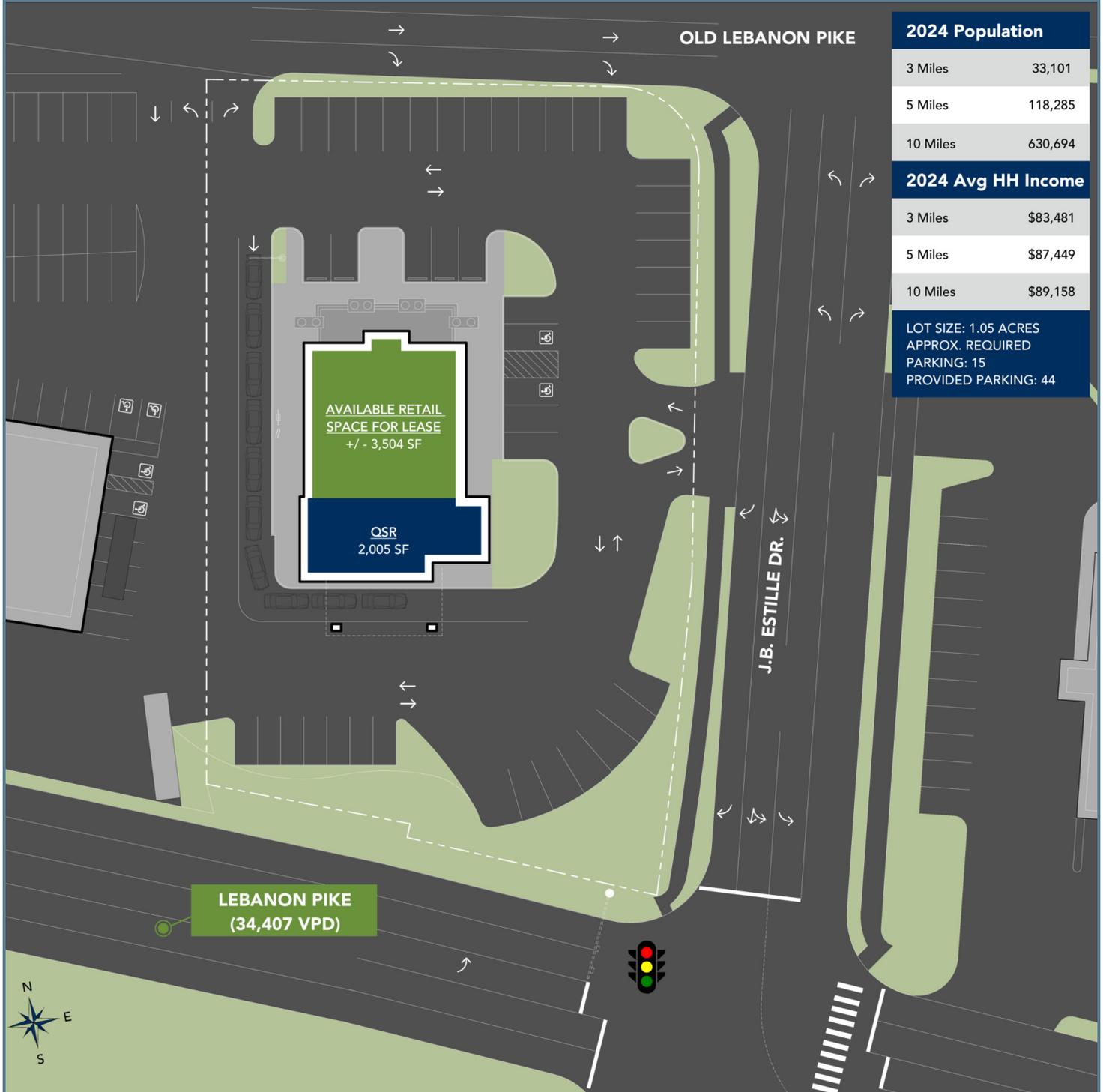
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## SITE PLAN



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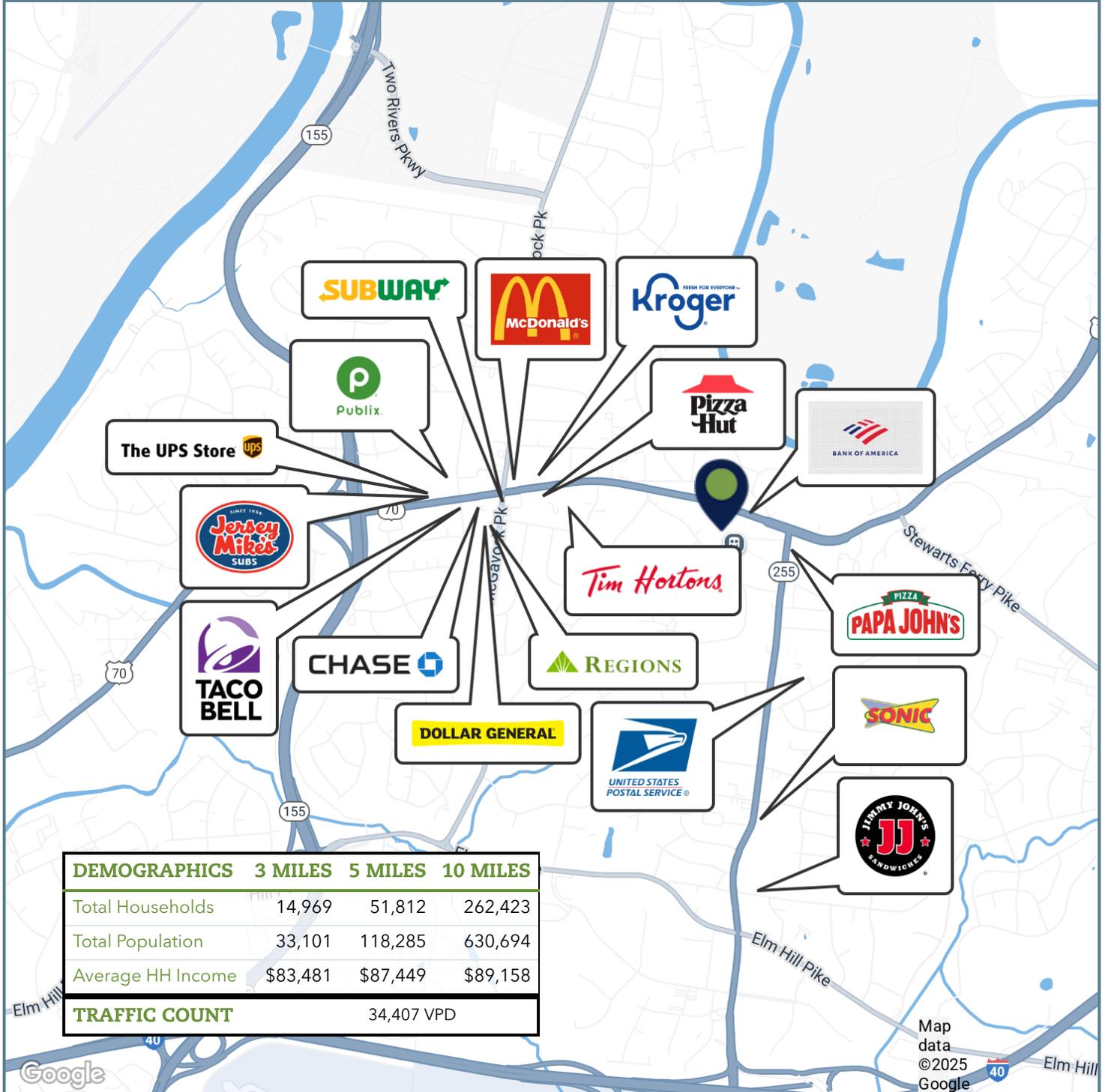
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## RETAILER MAP



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BEFORE AND AFTER REMODEL



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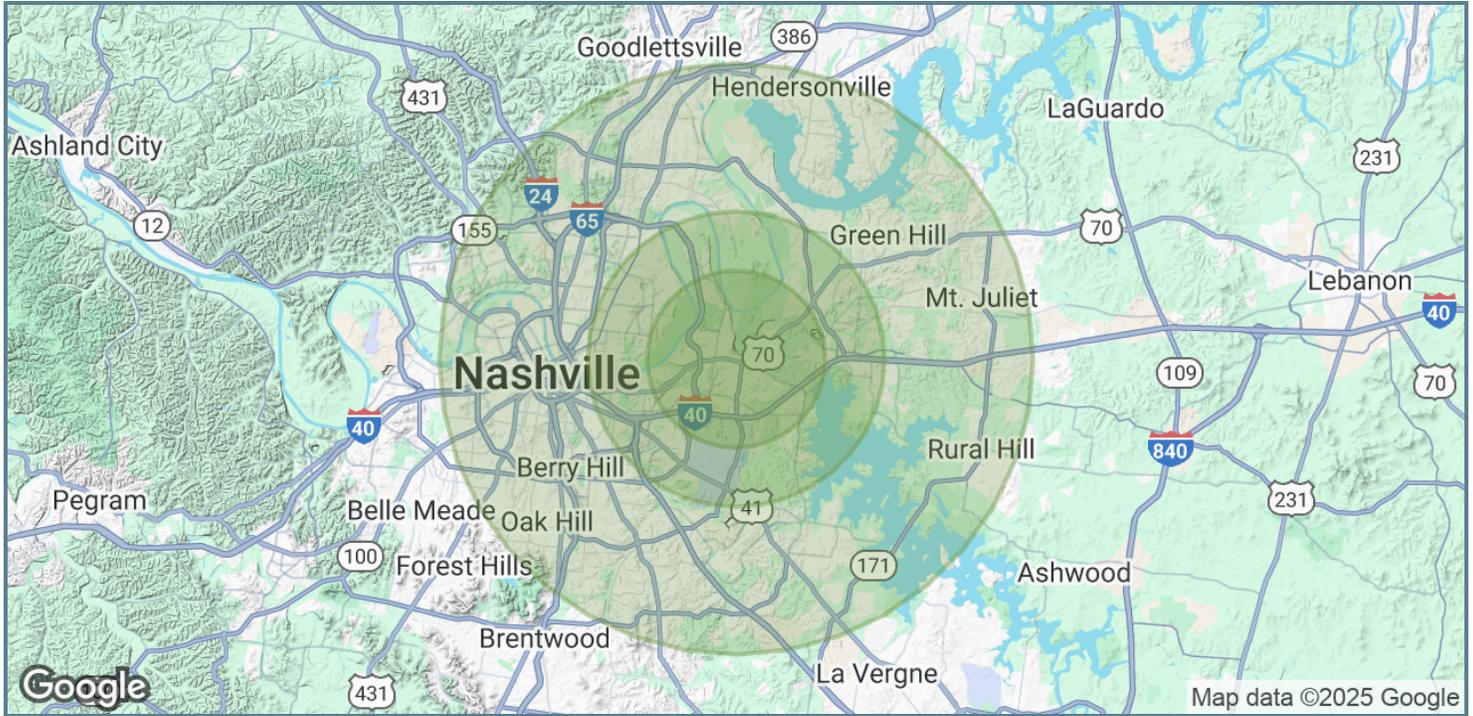
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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,101	118,285	630,694
Average Age	40	39	37
Average Age (Male)	39	38	37
Average Age (Female)	41	39	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,969	51,812	262,423
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$83,481	\$87,449	\$89,158
Average House Value	\$394,434	\$420,764	\$504,158

POPULATION DENSITY GROWTH	3 MILES
2024	+2%



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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

