

2608  
LEBANON  
PIKE

# NEW CONSTRUCTION URBAN RESTAURANT SPACE

+/- 4,050 SF



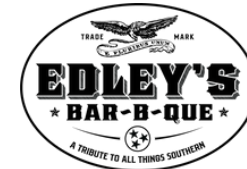
Market  
Retail  
Partners  
real estate  
group

JOIN NEIGHBORHOOD FAVORITES

*Party Fowl*

**TENN FOLD**  
BREWING

*Bagelshop*



*Sunflower*  
Bakehouse

*Nicoletto's*  
PASTA Co.



*keke's*  
BREAKFAST CAFE



*mcnamara's*  
Irish pub & restaurant  
GREAT FOOD GREAT MUSIC GREAT CRAIC



**ROCK N ROLL** SUSHI



## PROPERTY OVERVIEW

HIGH-TRAFFIC RESTAURANT OR RETAIL OPPORTUNITY LOCATED IN THE BUSTLING DONELSON NEIGHBORHOOD OF NASHVILLE. WITH A HIGH BARRIER TO ENTRY, THE PROPERTY IS IDEALLY LOCATED AT A PRIME TRAFFIC SIGNAL WITH 100' OF FRONTAGE ALONG THE MAJOR CORRIDOR OF LEBANON PIKE. LOCATED NEXT DOOR TO AN UPCOMING NEIGHBORHOOD BAR CONCEPT AND SURROUNDED BY OTHER POPULAR SPOTS INCLUDING McNAMARA'S, PARTY FOWL, RED DOOR SALOON, EDLEY'S BBQ, NECTAR CANTINA, TENNFOLD BREWERY, SUNFLOWER BAKEHOUSE, AND MORE. DONELSON CURRENTLY HAS OVER 4,000 HOTEL ROOMS AND OVER 6 MILLION SQUARE FEET OF OFFICE SPACE WITHIN A 5-MILE RADIUS.

## OFFERING SUMMARY

ADDRESS:	2608 LEBANON PIKE, NASHVILLE, TN 37214
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LOT SIZE:	0.43 ACRES
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SQ. FT.	4,050
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ZONING:	CS- UDO
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PARCEL:	095-04-017.00
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## PROPERTY HIGHLIGHTS

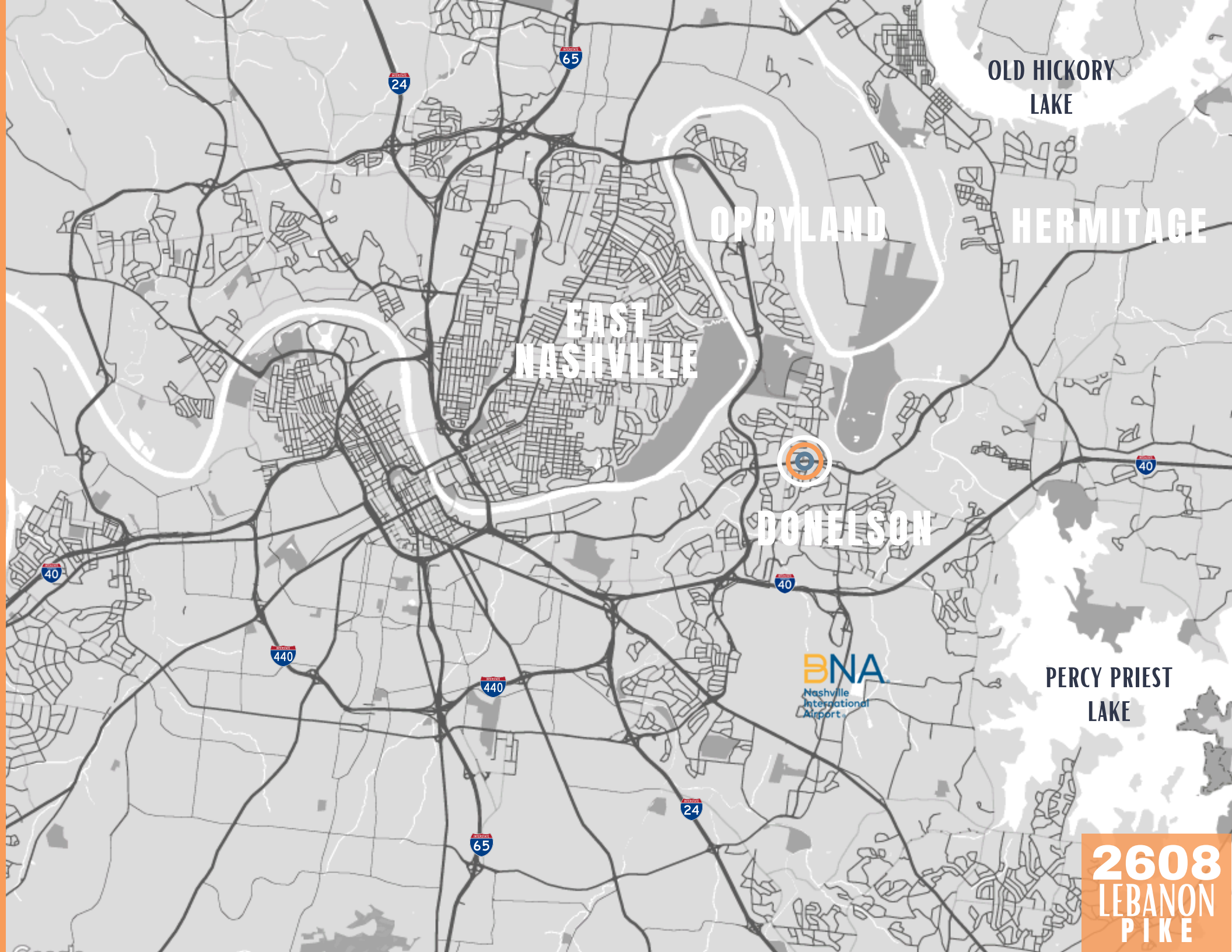
- HIGHLY VISIBLE BUILDING AT SIGNALIZED INTERSECTION
- RARE NEW CONSTRUCTION PRODUCT - 4,050 SF BUILDING
- 32,000 VEHICLES PASSING THE SITE DAILY
- APPROXIMATELY 60+ PARKING SPACES
- LIMITED RETAIL/RESTAURANT VACANCY

## LOCATION HIGHLIGHTS

- 0.3 MILES TO KROGER GROCER, 0.6 MILES TO PUBLIX MARKET
- 0.6 MILES TO MUSIC CITY STAR - TRAIN STATION #1
- 2.5 MILES FROM INTERSTATE 40
- 4 MILES FROM NASHVILLE INTERNATIONAL AIRPORT







OLD HICKORY  
LAKE

OPRYLAND

HERMITAGE

EAST  
NASHVILLE



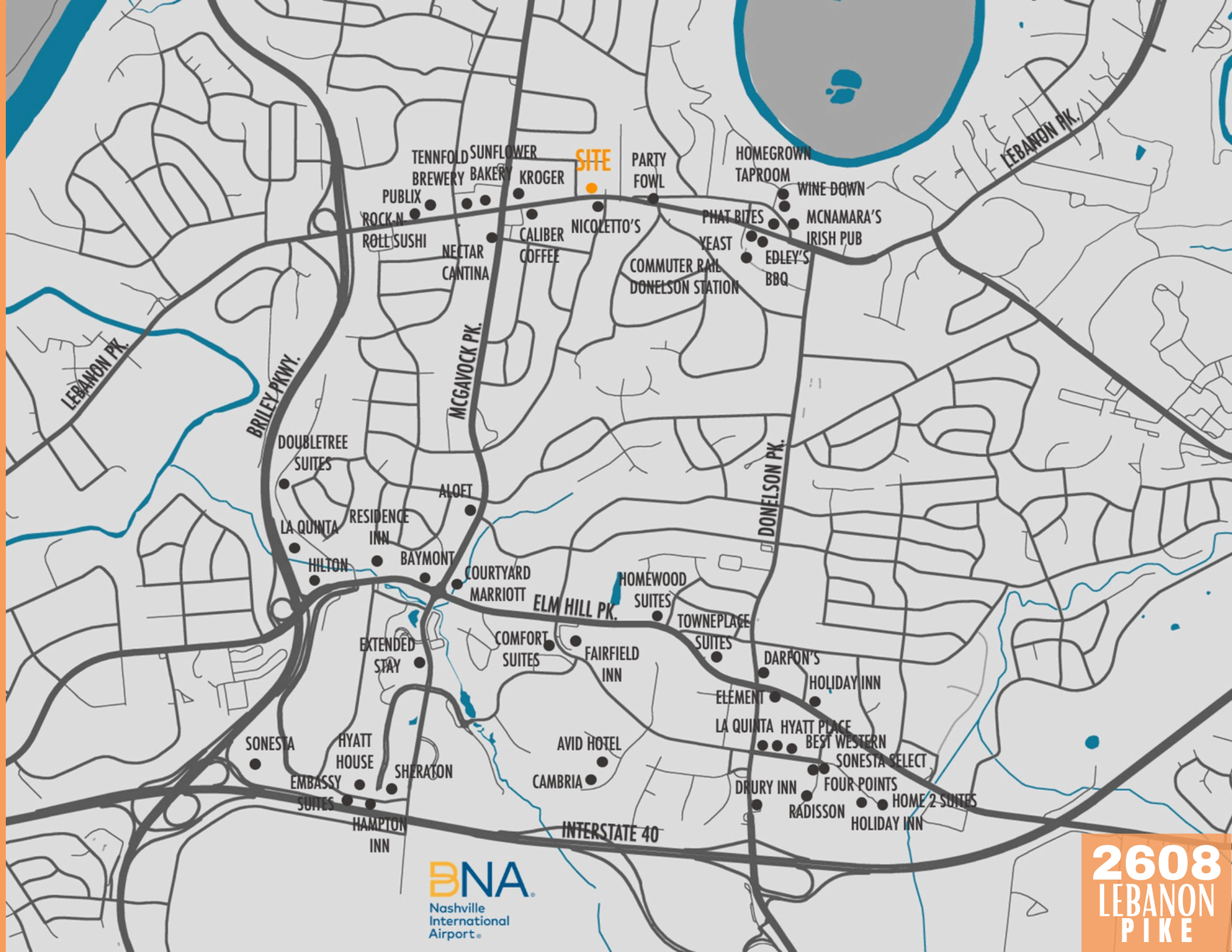
DONELSON

**BNA**  
Nashville  
International  
Airport

PERCY PRIEST  
LAKE

**2608**  
**LEBANON**  
**PIKE**





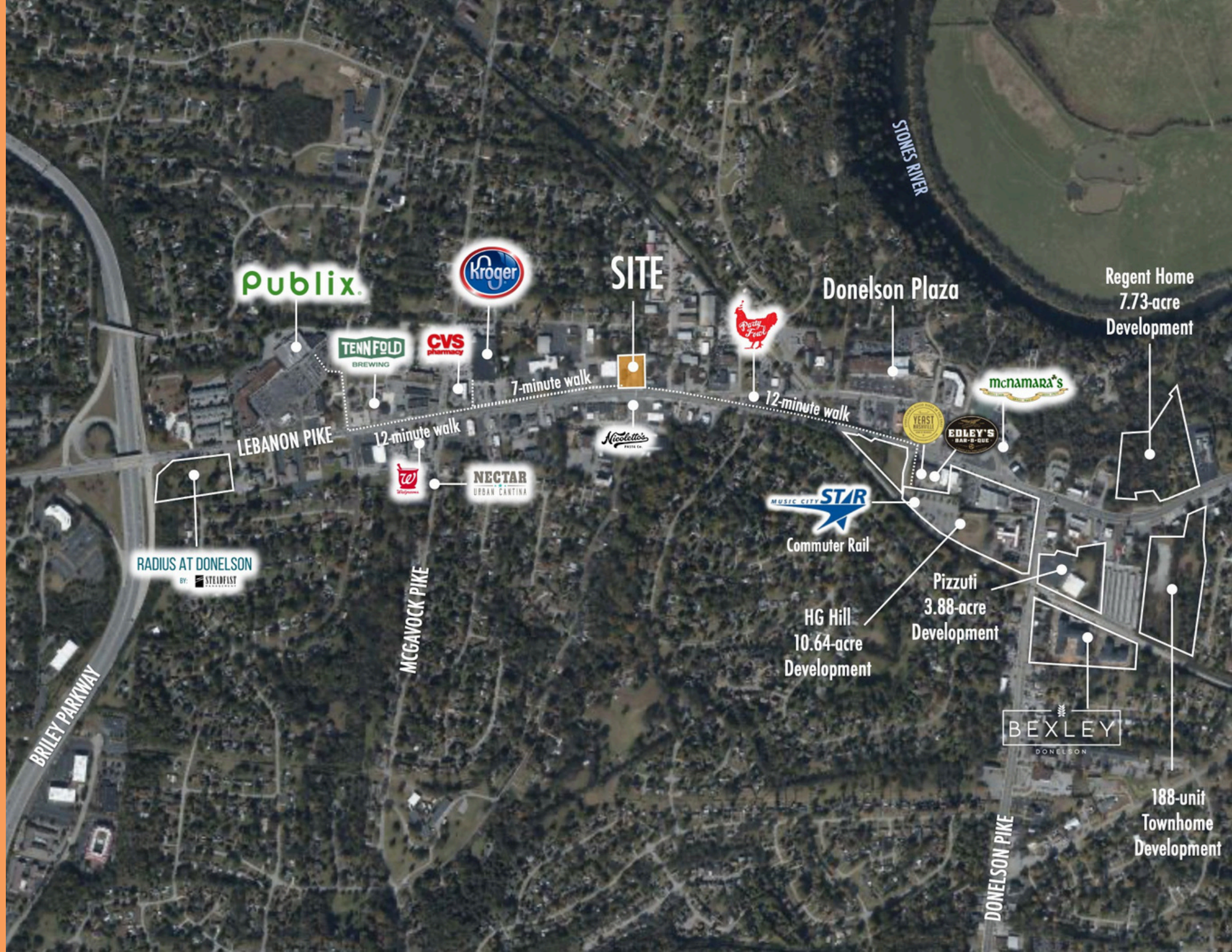
**SITE**

**2608**  
**LEBANON**  
**PIKE**

**BNA**  
Nashville  
International  
Airport

- TENN FOLD SUNFLOWER
- BREWERY BAKERY
- KROGER
- PARTY FOWL
- HOME GROWN TAPROOM
- WINE DOWN
- PUBLICX
- ROCK N ROLL SUSHI
- NECTAR CANTINA
- CALIBER COFFEE
- NICOZETTO'S
- PHAT BITES
- YEAST
- EDLEY'S BBQ
- MCNAMARA'S IRISH PUB
- COMMUTER RAIL DONELSON STATION
- DOUBLETREE SUITES
- LA QUINTA
- RESIDENCE INN
- ALOFT
- BAYMONT
- COURTYARD MARRIOTT
- ELM HILL PK.
- HOMWOOD SUITES
- TOWNEPLACE SUITES
- DARFON'S
- HOLIDAY INN
- ELEMENT
- LA QUINTA
- HYATT PLACE
- BEST WESTERN
- SONESTA SELECT
- FOUR POINTS
- HOME 2 SUITES
- HOLIDAY INN
- RADISSON
- DRURY INN
- AVID HOTEL
- CAMBRIA
- SHERRATON
- HYATT HOUSE
- EMBASSY SUITES
- HAMPTON INN
- EXTENDED STAY
- COMFORT SUITES
- FAIRFIELD INN





Publix



SITE

Donelson Plaza

Regent Home  
7.73-acre  
Development



7-minute walk



12-minute walk



LEBANON PIKE

12-minute walk



NECTAR  
URBAN CANTINA



Commuter Rail



Pizzuti  
3.88-acre  
Development

HG Hill  
10.64-acre  
Development



188-unit  
Townhome  
Development

RADIUS AT DONELSON  
BY STEINFELT

MCGAVOCK PIKE

DONELSON PIKE

BRILEY PARKWAY

STONES RIVER



MCNAMARA'S

RED DOOR  
SALOON

EDLEY'S

PARTY FOWL

CAPTAIN D'S

WHIT'S BBQ

WAFFLE HOUSE

LEBANON ROAD

GRAYLYNN DRIVE

NICOLETTO'S

4,000 SQ.FT.

LEASED

40 SHARED  
PARKING SPACES

2608  
LEBANON  
PIKE





40 SHARED PARKING SPACES

LEASED

4,000 SQ.FT.

2608  
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FUTURE DEVELOPMENT  
SURFACE LOT  
(40+ SHARED PARKING SPACES)

LEASED

21 parking spaces

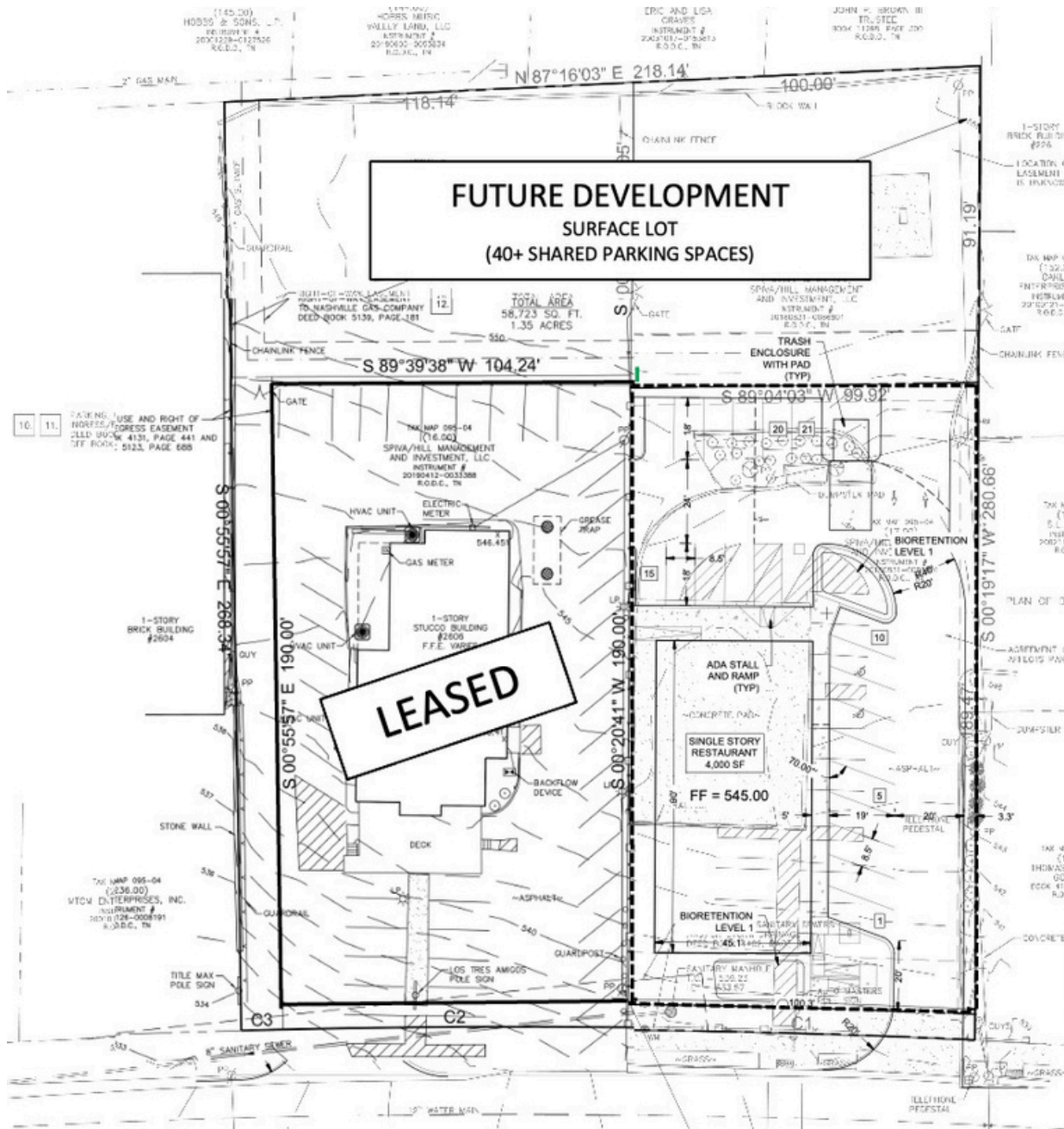
4050 sq  
gross area  
fto 546.5'

LEBANON PIKE

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LEBANON  
PIKE



## CONCEPTUAL SITE PLAN



**2608  
LEBANON  
PIKE**





Market  
Retail  
Partners  
real estate  
group

2608 LEBANON PIKE, NASHVILLE, TN 37214

# 4,050 SF RESTAURANT/RETAIL OPPORTUNITY

AVAILABLE FOR LEASE

**KEVIN FULTON**

615.796.4076

KFULTON@MARKETRETAILPARTNERS.COM

RELATIONSHIPS. REPUTATION. **RESULTS.**