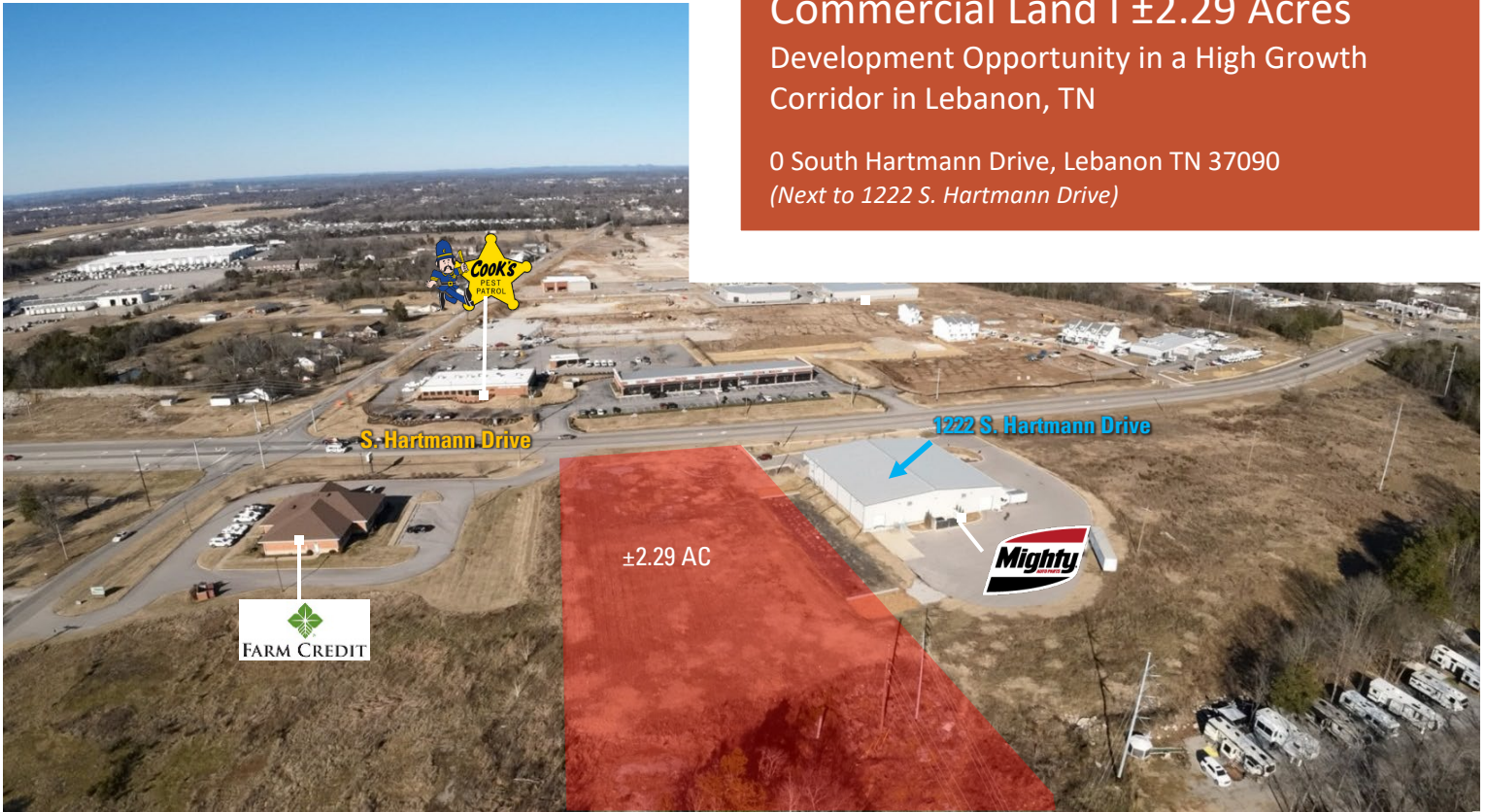


# FOR SALE

Commercial Land I ±2.29 Acres  
Development Opportunity in a High Growth  
Corridor in Lebanon, TN

0 South Hartmann Drive, Lebanon TN 37090  
(Next to 1222 S. Hartmann Drive)



## HIGHLIGHTS

- Commercial Land in a High Growth Corridor
- Ideal site for a retail or office development
- Price: \$11.48 /SF (\$1,145,000)
- ±2.29 Acres
- Zoning: Commercial General (CG)
- Utilities on site
- Shared stormwater retention pond in place
- ±1 Mile to I-40 on/off ramp
- ±182 LF of frontage on S. Hartmann Drive
- (Traffic Count: 16,107 AADT)
- Site is surrounded by a dense mix of retailers attracting a wide range of consumers



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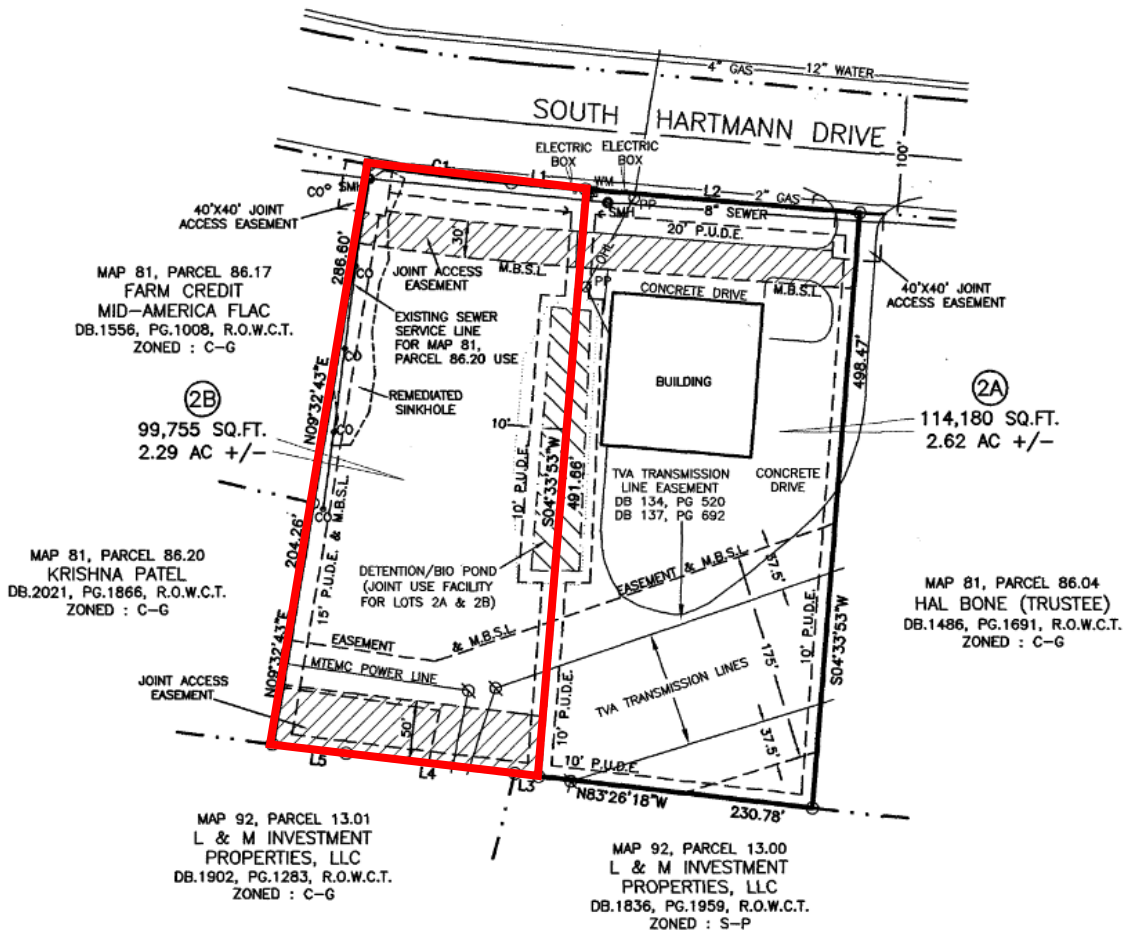
Exclusively listed by:  
Charles Hawkins Co. / CORFAC International  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026

For Sale  
±2.29 Acres  
Land for Development

0 S. Hartmann Drive  
Lebanon, TN 37090  
Wilson County

CHARLES  
HAWKINS CO.

# SITE MAP



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CHARLES  
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PHOTOS / AERIAL



Lebanon Airport

THE HOME DEPOT

OUTBACK STEAKHOUSES

SPRING HILL SUITES by Marriott

DAYTON FREIGHT

INTERSTATE 40

Exit 231

0.9 miles to I-40

1.4 miles to I-40

S. Hartmann Drive

Copart-Nashville

Walmart	Panera Bread
Aldi	Cook Out
Chick-fil-A	Sally Beauty
Lowes	Subway
Whataburger	Starbucks
Chipotle	Shoney's
Zaxby's	Logan's Roadhouse
Cracker Barrel	Etc.

**DISTANCES**

I-40	±0.9 Miles
Downtown Lebanon	±2.8 Miles
Nashville	±30 Miles

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**For Sale**  
 ±2.29 Acres  
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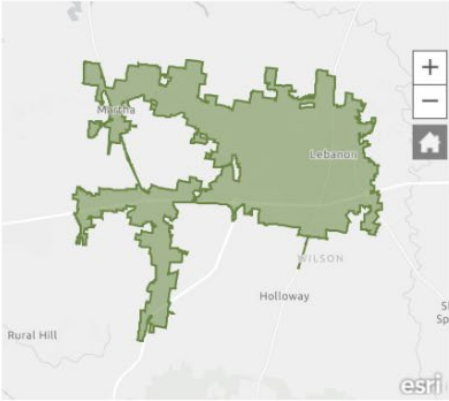
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**CHARLES  
 HAWKINS CO.**

**CITY OF LEBANON**

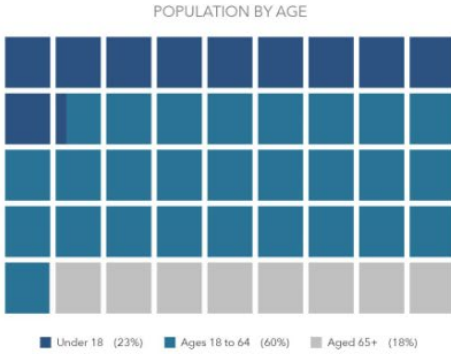
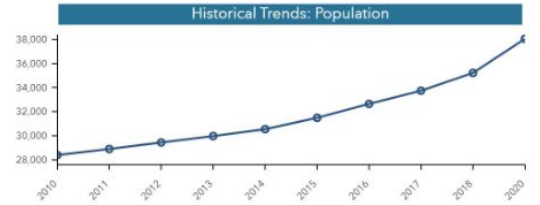
**POPULATION TRENDS AND KEY INDICATORS**

Lebanon City, TN

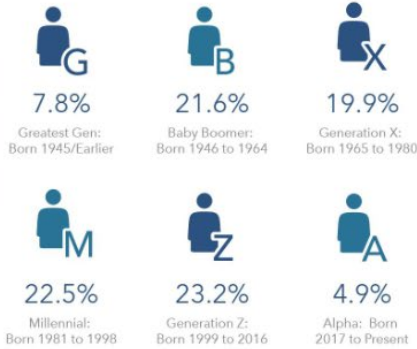


<b>38,039</b>	<b>14,405</b>	<b>2.55</b>	<b>39.5</b>	<b>\$57,405</b>	<b>\$229,973</b>	<b>89</b>	<b>151</b>	<b>46</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

**MORTGAGE INDICATORS**



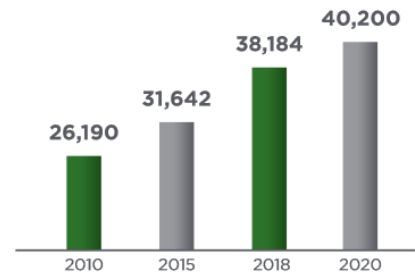
**POPULATION BY GENERATION**



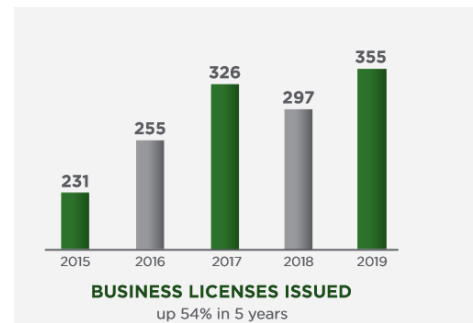
esri THE SOURCE OF INSIGHT This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



- #1 FASTEST GROWING COUNTY** in Tennessee
- #1 METROPOLITAN STATISTICAL AREA** in U.S. for economic growth
- #1 RANKED AIRPORT** in Tennessee
- #2 WEALTHIEST COUNTY** in Tennessee
- #2 HIGHEST COUNTY ACT SCORES** in Tennessee



**POPULATION**  
up 53% in 10 years



**BUSINESS LICENSES ISSUED**  
up 54% in 5 years

\*Graphics & Data Provided By: City of Lebanon

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