# FOR LEASE 340 S. CUMBERLAND ST, LEBANON, TN 37087



## 1,642 SF FOR LEASE

Prime in-line retail/restaurant location at signalized intersection. Two minutes to Historic Lebanon Town Square and four minutes to I-40.

#### PROPERTY/SPACE HIGHLIGHTS

- 1,642 SF
- Base Rent \$18-\$22/SF/YR
- Est. 2025 NNN \$4.25/YR + Utilities
- 3-10 YR lease term
- TI Negotiable
- 5.4/1,000 SF parking ratio
- Existing buildout turnkey take-out restaurant
- Former 615 Pizza Co. location

## CONTACT

#### CALLIS VENTURES, LLC

111 N. Greenwood Street, Suite A Lebanon, TN 37087 www.callisventures.com (615) 444 – 6031

#### WILLIAM GRIFFITH

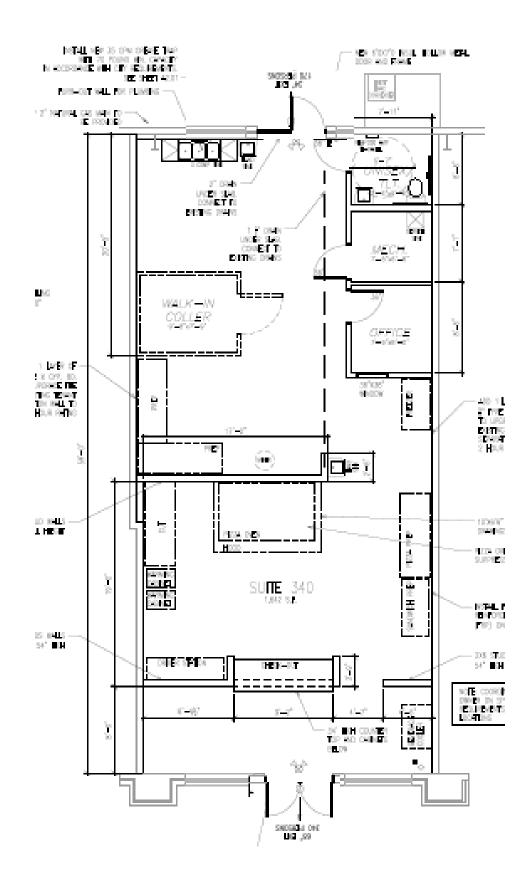
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#### WWW.CALLISVENTURES.COM

### 340 S. CUMBERLAND ST, LEBANON, TN 37087 FLOOR PLAN 1,642 TOTAL SQ. FT.





### 340 S. CUMBERLAND ST, LEBANON, TN 37087 BUILDING PLAN 9,633 TOTAL SQ. FT. 52 TOTAL PARKING SPACES



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STATION	STAFFING	HAIRCUTTING		1,642 SF	FINANCIAL



