

# AVAILABLE



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## 3970 HIGHWAY 109

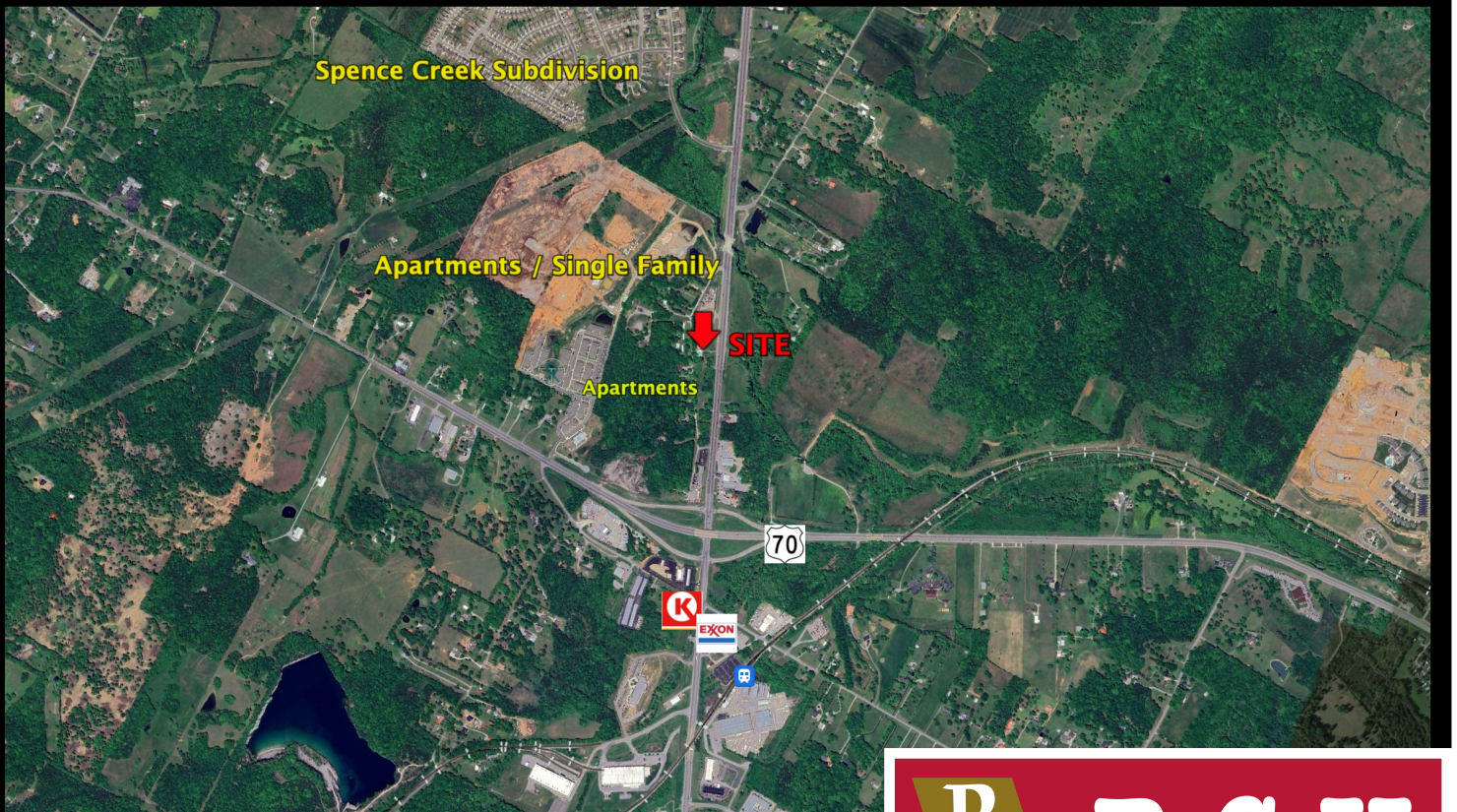
Warehouse/Shop/Repurpose  
Land

LEBANON, TN 109 & HWY 70

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**PROPERTIES**  
**615-452-9080**



Approximately 2.6 Acres  
**Warehouse/Shop/Re-purpose**  
**Building 1 - 4000 square feet**  
**Building 2 - 2800 square feet**



- Property sits 1/3 of a mile from Highway 70 on Hwy 109
- Approximately 6800 square feet total
- AADT = over 29,000
- Warehouse - Building 1 - is equipped with a powder coating room
- Building 2 is equipped as a shop - repair and body
- Zoned GC - General Commercial - Interchange Commercial
- Take advantage of high traffic count and an exorbitant amount of growth in the area with apartments and single family
- Area under served with retail



**RCH Properties is proud to have the opportunity to represent 3970-3980 Hwy 109 in Lebanon, Tennessee**

This Location is perfect for re-purposing for a retail center in an under-served market. Property sits very close to the corner of Hwy 70 and 109 interchange with a multitude of Apartments and single family homes including development directly behind.

The existing shop is approximately 3000 square feet with all you need for working on cars and warehouse has approximately 4000 square feet and plenty of land for to add on. The shop is equipped well for repair and body shop. Warehouse even has a built-in powder coating room with great ventilation.

**Contact:**

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