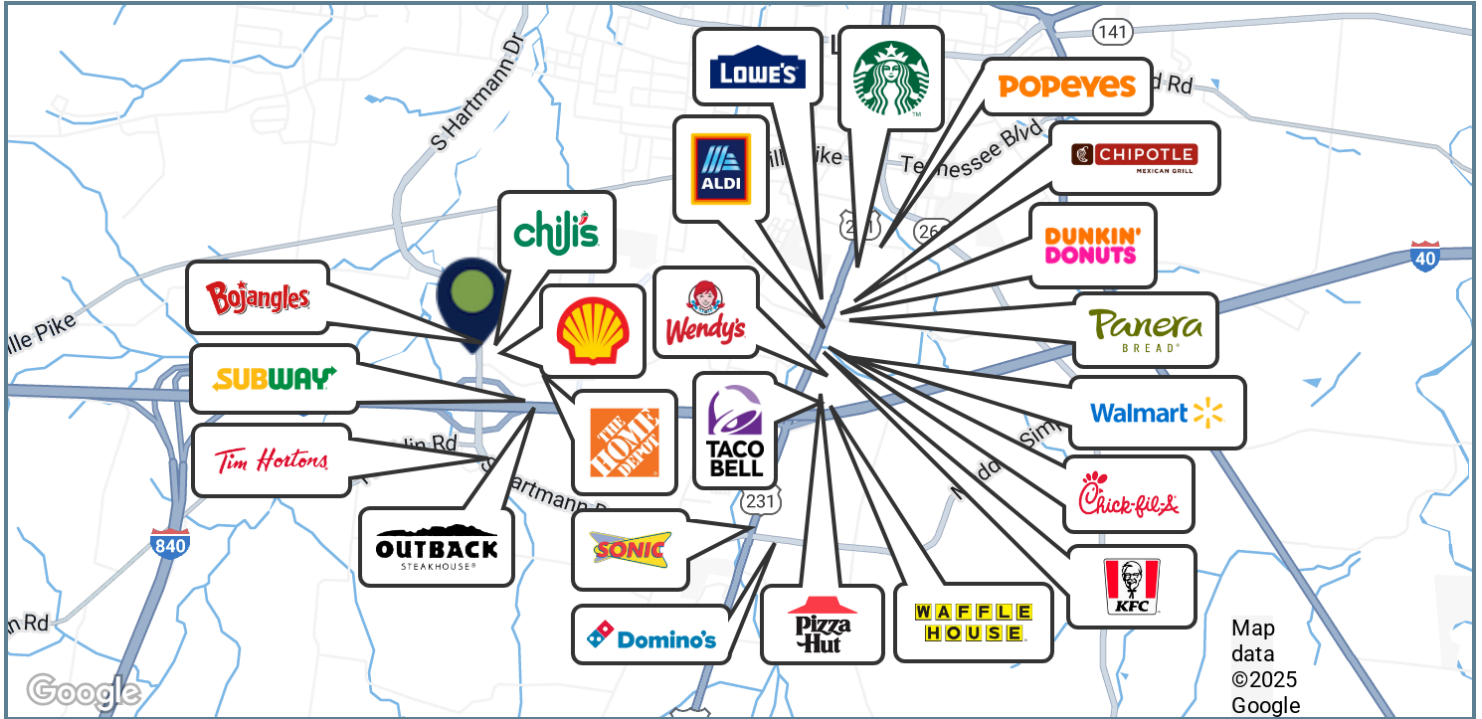


# 900 SOUTH HARTMANN DRIVE

LEBANON, TN 37090



## PROPERTY SUMMARY



## LOCATION DESCRIPTION

Introducing a prime leasing opportunity in the rapidly growing submarket of Nashville, TN. This project on S. Hartmann Dr introduces two opportunities, one being a multi-unit strip center with 6,320 available sf, and the next will either be a ground lease or a 2,500 standalone building ideal for QSR/retail and will have a drive-thru available.

Located just off I-40 with 46,000+ VPD, this property is an ideal spot for retail or restaurant tenants. With ample parking and a flexible layout, this location presents an unbeatable opportunity for businesses seeking to make a mark in the Lebanon market.

## PROPERTY HIGHLIGHTS

- Prime location just off I-40 and high visibility on S. Hartmann Dr with 24k VPD
- Retailers nearby include Home Depot, Sam's Club, & Target
- Lebanon is a rapidly growing submarket of Nashville, TN, with a population growth of 3.82% in the next 5 years

## OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Lot Size:	.92 Acres
Building Size:	10,892 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	10,945	20,893	38,161
Total Population	28,288	53,931	101,093
Average HH Income	\$73,054	\$83,897	\$99,362

## TRAFFIC COUNTS

24,000 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	3.73%	3.82%	3.72%



**Shawn Krisher**

Regional Vice President

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209 Powell Place, Brentwood, TN 37027

# 900 SOUTH HARTMANN DRIVE

LEBANON, TN 37090



## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

Now leasing at 900 S. Hartmann Drive, Lebanon, TN - a brand-new 10,892 SF retail strip center strategically positioned in the heart of Lebanon's dominant retail corridor. Moe's Southwest Grill has committed to one end cap space, while Swig will occupy a standalone outlot. A prime end cap with drive-thru is available, offering high visibility and traffic counts.

This development benefits from anchor shadow positioning, surrounded by top-performing retailers. Home Depot and In-N-Out Burger are already in market, with Sam's Club and Target coming soon - creating a powerhouse trade area and exceptional retail synergy.

### LOCATION DESCRIPTION

900 South Hartmann Drive is situated in Lebanon, Tennessee - the fastest-growing city in Wilson County - within one of the region's top retail corridors. The site enjoys exposure to 24,000+ vehicles per day on South Hartmann Drive, offering high visibility and gateway access to a trade area that's expanding rapidly. In addition, the area is recording strong population and economic growth (approximately 3.8-4% annually), making it a compelling opportunity for retailers.

Lebanon boasts a median age of about 36 years, a rising median household income (recently over \$71,000), and a marketplace supported by over 42,000 residents, with consistent inward migration fueling demand for retail, dining, and service offerings.

Retail neighbors include Home Depot and In-N-Out, which are already established, with major anchors Sam's Club and Target coming soon. This provides strong anchor shadow benefits, drawing regional traffic and creating synergy for tenants at 900 S. Hartmann.

Located with convenient access to Interstate 40 and well-positioned for both local residents and pass-through traffic, the property is ideally placed for daily-use and destination retail.

Located just off I-40 which has 46,000+ VPD, this property is an ideal spot for retail or restaurant tenants. With ample parking and a flexible layout, this location presents an unbeatable opportunity for businesses seeking to make a mark in the Lebanon market.



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# 900 SOUTH HARTMANN DRIVE

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ADDITIONAL PHOTOS



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# 900 SOUTH HARTMANN DRIVE

LEBANON, TN 37090



## SITE PLAN



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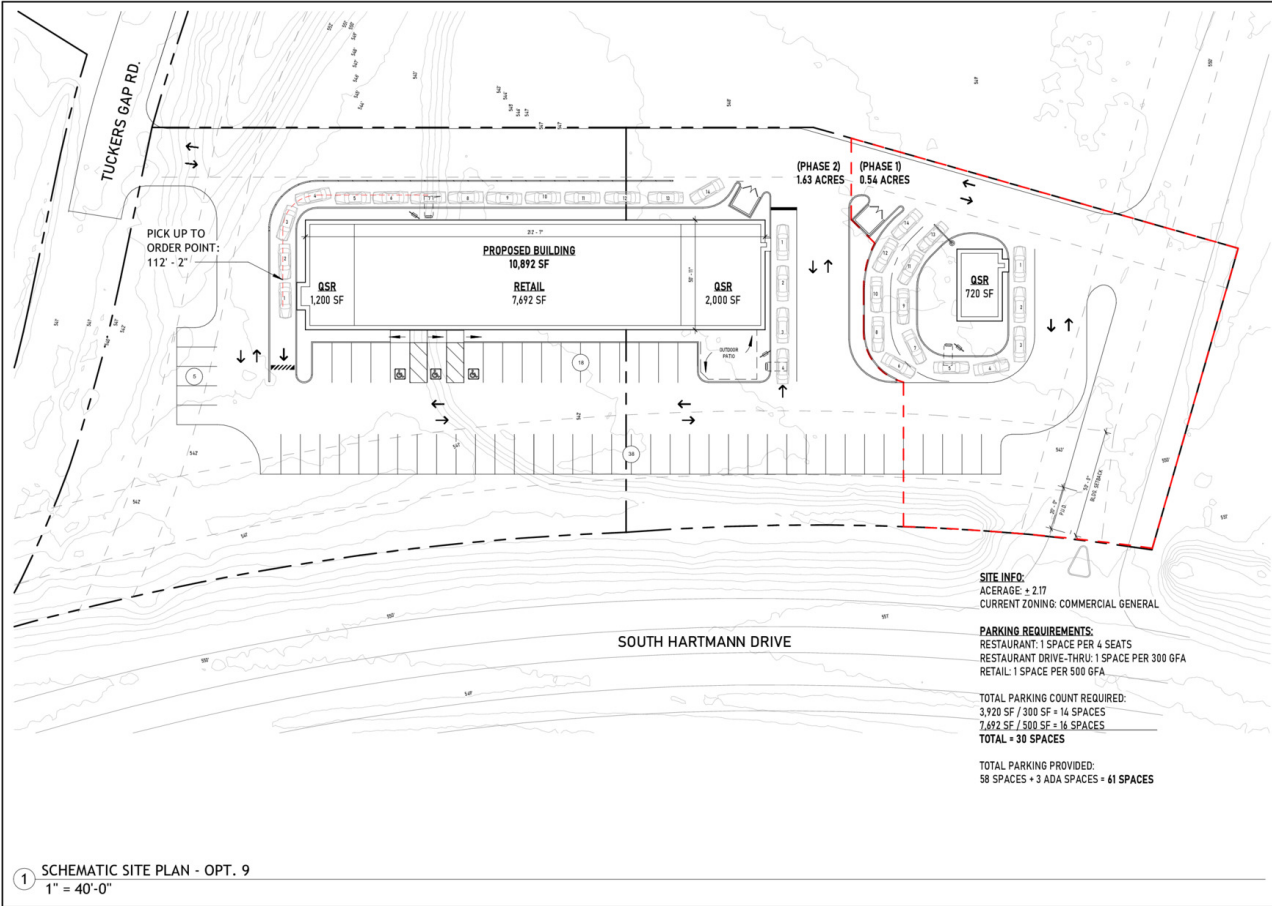


# 900 SOUTH HARTMANN DRIVE

LEBANON, TN 37090



## SITE PLAN



**ADDRESS:**  
209 POWELL PL,  
BRENTWOOD, TN 37027  
PHONE: (847) 904-9200

**LONG RIFLE**  
LEBANON, TN

**PROJECT NUMBER**  
-

**DATE**  
06/30/2025

**SCHEMATIC SITE PLAN**

**S109**

6/30/2025 2:46:50 PM



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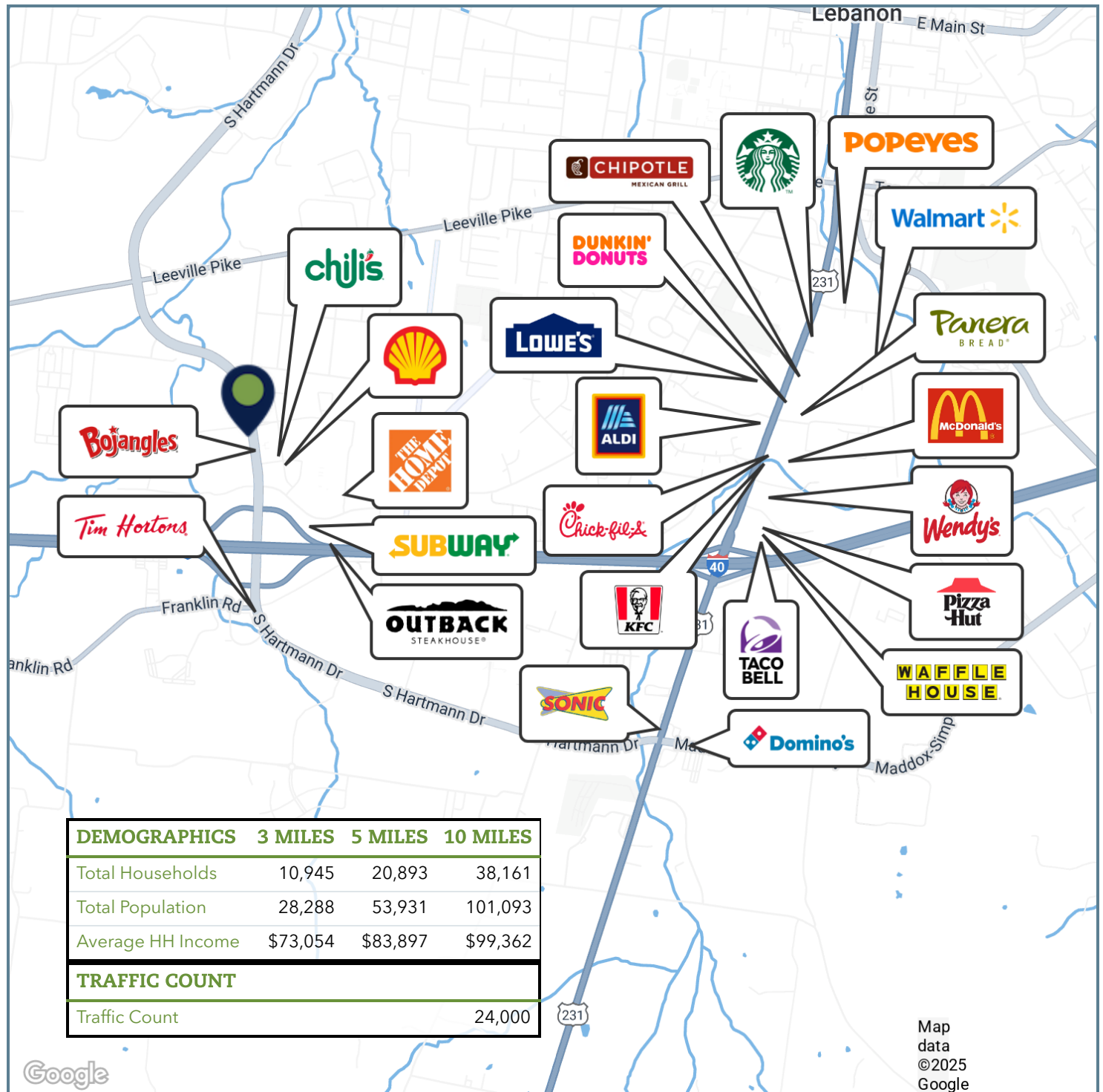
209 Powell Place, Brentwood, TN 37027

# 900 SOUTH HARTMANN DRIVE

LEBANON, TN 37090



## RETAILER MAP



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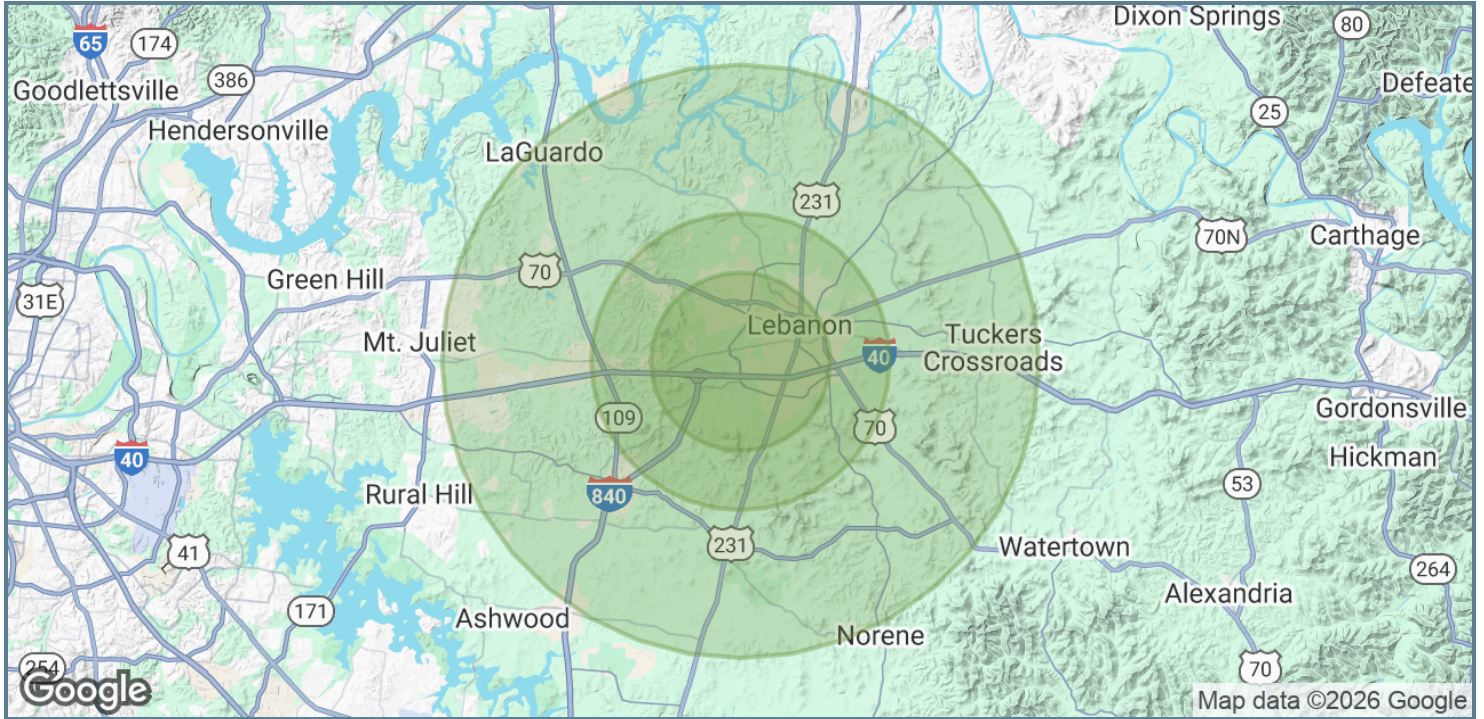


# 900 SOUTH HARTMANN DRIVE

LEBANON, TN 37090



## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total Population	28,288	53,931	101,093
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total Households	10,945	20,893	38,161
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$73,054	\$83,897	\$99,362
Average House Value	\$366,893	\$401,930	\$464,396

### TRAFFIC COUNTS

Vehicles Per Day	24,000/day
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# SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.





**LEGACY**  
COMMERCIAL PROPERTY

## 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

**DOLLAR GENERAL**



## 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.

