



4620 Lebanon Pike, Hermitage, TN 37076







# 4620 Lebanon Pike

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\$17.43/SF NNN | 3,600 SF

Located in the bustling Hermitage area, just 15 miles northeast of Nashville, this well-maintained F45 fitness studio is available for sublease through 9/30/2033. The property benefits from its prime position in a Publix-anchored shopping center, which features strong co-tenants such as Sun Tan City, The UPS Store, and Sally Beauty.

Take advantage of this high-traffic, easily accessible retail space and join a thriving center with a strong mix of local and national tenants.

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## Key Features:

**Ample Parking:** Easy access for members and visitors with plenty of available parking spots.

**High Visibility:** Located along Highway 70/Lebanon Pike, the primary retail artery of Hermitage, boasting a traffic count of 28,846 vehicles daily.

**Established Location:** Surrounded by a vibrant retail community and residential neighborhoods, making it an attractive location for fitness enthusiasts.

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