

# FOR LEASE

GROUND LEASE OPPORTUNITY | ±2.13 ACRES

CHARLES  
HAWKINS CO.  
Commercial Real Estate Services

**8996 LEWISBURG HWY**  
CORNERSVILLE, TN 37047

**ADDITIONAL LISTING AVAILABLE  
NEXT DOOR**

***OPPORTUNITY TO PAIR BOTH  
SITES TOGETHER***

8882 Lewisburg Hwy | ±8.75 AC

**GROUND LEASE**

8996 Lewisburg Hwy | ±2.13 AC

**Pilot**

**SHELL**



Jamie Phillips  
Senior Vice President  
C: (615) 517-4607  
jphillips@charleshawkinsco.com

Sam Still  
Vice President  
C: (608) 556-1596  
sstill@charleshawkinsco.com

Charles Hawkins Co.  
O: (615) 256 – 3189 | [www.charleshawkinsco.com](http://www.charleshawkinsco.com)  
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

# Strategic Retail & QSR Ground Lease Opportunity

8996 Lewisburg Hwy | Cornersville, Tennessee

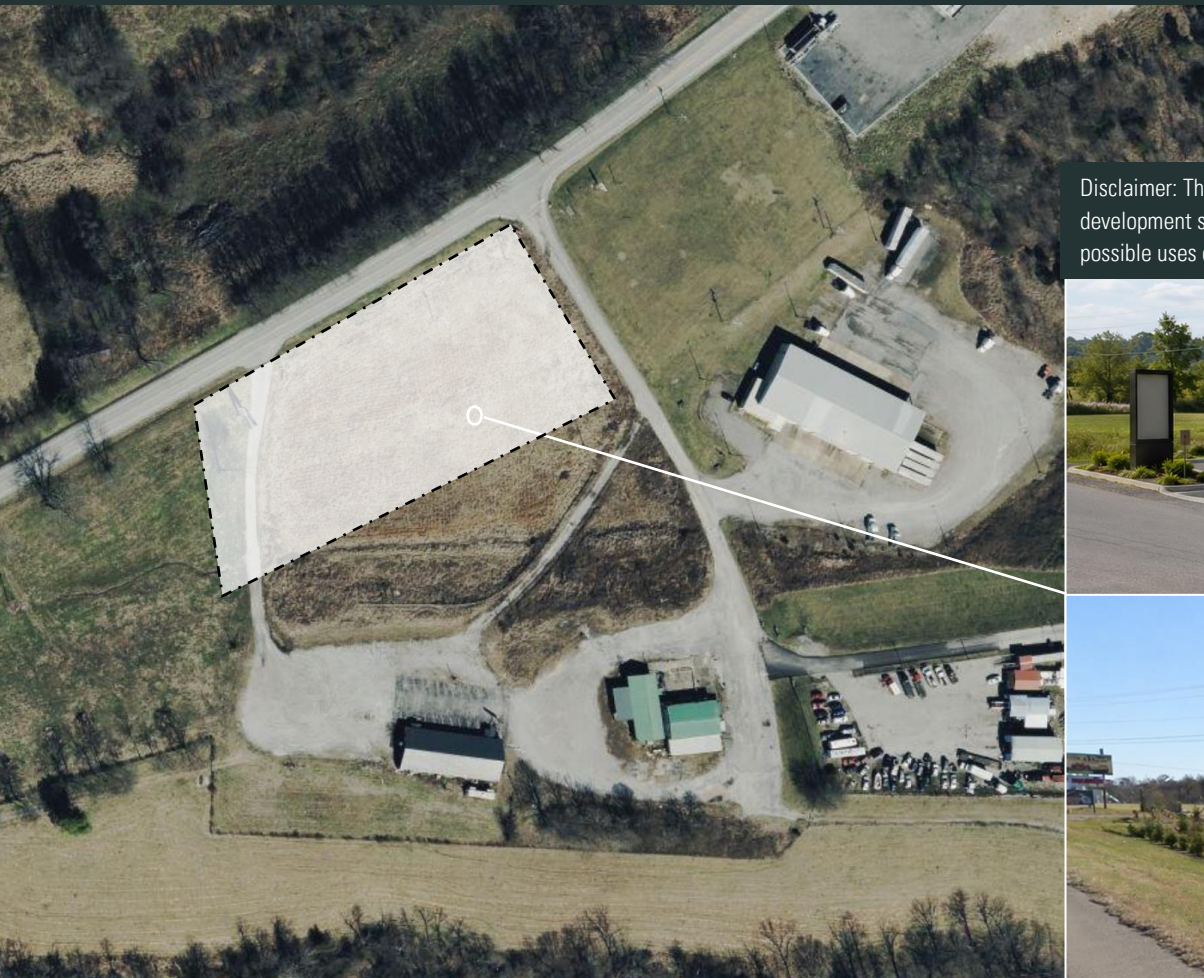
8996 Lewisburg Highway presents a rare opportunity for hotel operators, retailers, quick-service restaurants, convenience store operators, and fuel operators to establish a presence along one of Southern Middle Tennessee's most important transportation corridors. Situated less than one mile from the Interstate 65 interchange, the approximately 2-acre commercial site offers exceptional visibility, accessibility, and exposure to both local residents and interstate travelers moving between Nashville, Huntsville, Birmingham, and other major Southeastern markets.

CHARLES  
HAWKINS CO.

<b>Site Size</b>	±2.13 Acres
<b>Pricing</b>	Contact Brokers
<b>Potential Uses</b>	Hotel / Retail / QSR Site

## EXCELLENT VISIBILITY & ACCESSIBILITY

Located less than one mile from Interstate 65, the site benefits from exposure to approximately 25,000+ vehicles per day on I-65 and an estimated 5,000–8,000 vehicles per day along Lewisburg Highway, providing excellent visibility to both residents and regional travelers.



Disclaimer: The renderings shown are for illustrative purposes only and represent potential ground lease development scenarios. Those concepts were generated using AI technology and are intended solely to demonstrate possible uses of the site.





Ground Lease Opportunity

Pilot

SHELL

LEWISBURG HWY - 4,787 AADT

INTERSTATE 65

TRAFFIC COUNTS



Lewisburg Hwy 4,787 AADT

I-65 28,621 AADT

CHARLES  
HAWKINS CO.

# DOLLY PARTON

## TRAVEL STOP LOCATION

### Dolly Parton's Tennessee Travel Stops: A New Roadside Destination Concept

Dolly Parton has entered the travel center industry through a partnership with the Tennessee-based Tennessean Travel Stop brand, creating Dolly's Tennessean Travel Stops, a new concept designed to blend modern travel amenities with Tennessee hospitality and Dolly's personal brand. The initiative is being positioned as a reimaged roadside destination serving families, tourists, commuters, and professional truck drivers.

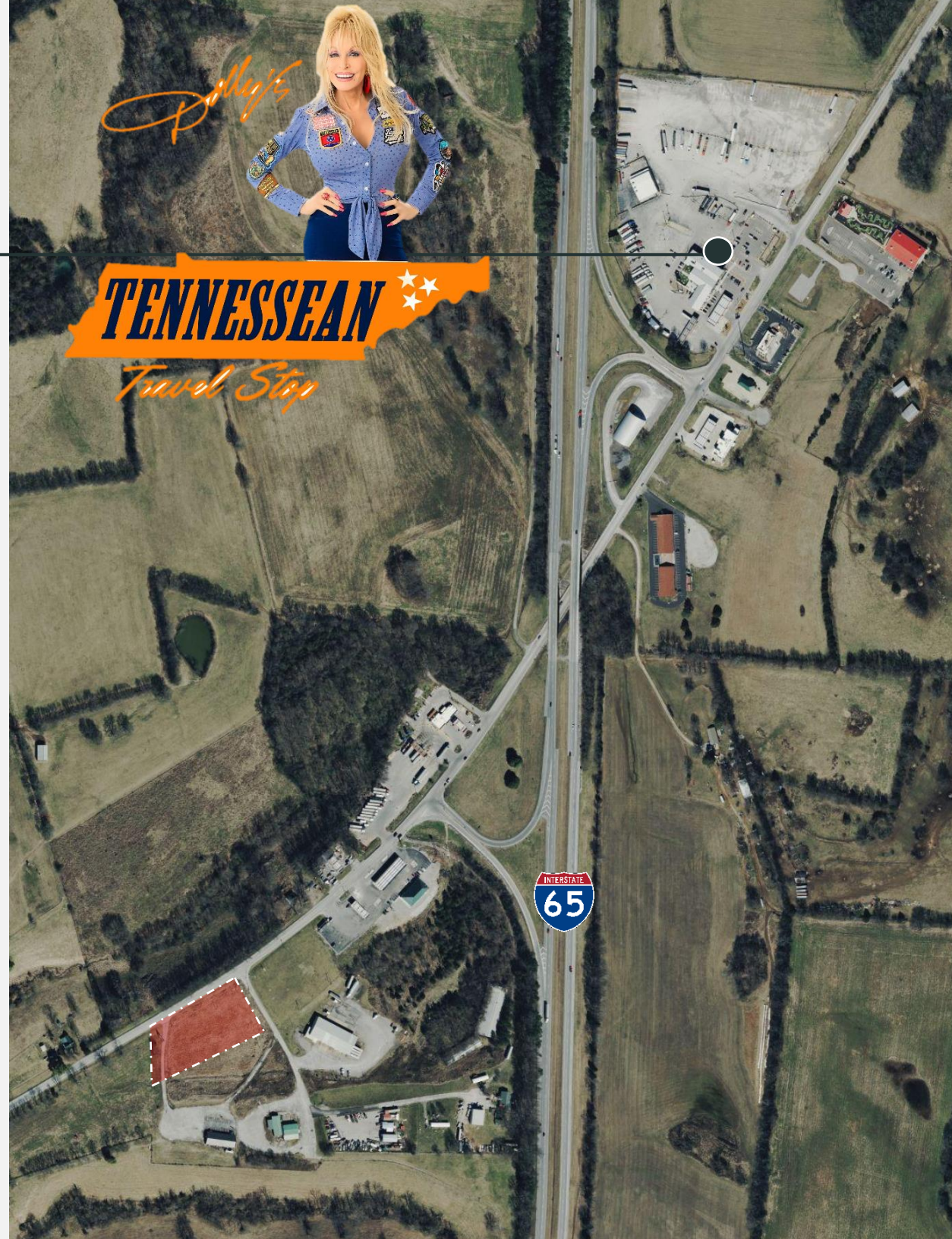
### Flagship Location: Cornersville, Tennessee

The first and flagship location is located at Exit 22 on Interstate 65 in Cornersville, Tennessee, approximately one hour south of Nashville and one hour northwest of Huntsville, Alabama. The project is a redevelopment and expansion of the existing Tennessean Travel Stop, which has served travelers along I-65 for decades.

### Amenities and Features

Unlike a traditional gas station or truck stop, the concept is designed to be a destination experience. Planned amenities include:

- Full-service restaurant and café
- DLY BBQ restaurant concept
- Dolly's "Cup of Ambition" coffee program
- Tennessee-themed merchandise and gift retail
- Truck parking and driver lounge facilities
- EV charging stations
- Dog park ("Doggy Parton Dog Park")
- Event and gathering spaces
- Live music stage
- Dolly-inspired tour bus photo attraction
- Custom artwork and murals celebrating Tennessee heritage and Cornersville's history





**8996 LEWISBURG HWY**  
CORNERSVILLE, TN

**UNIQUE GROUND LEASE OPPORTUNITY**

Jamie Phillips  
Senior Vice President  
C: (615) 517-4607  
jphillips@charleshawkinsco.com

Sam Still  
Vice President  
C: (608) 556-1596  
sstill@charleshawkinsco.com

Charles Hawkins Co.  
O: (615) 256 – 3189 | [www.charleshawkinsco.com](http://www.charleshawkinsco.com)  
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

**CHARLES  
HAWKINS CO.**  
Commercial Real Estate Services

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.