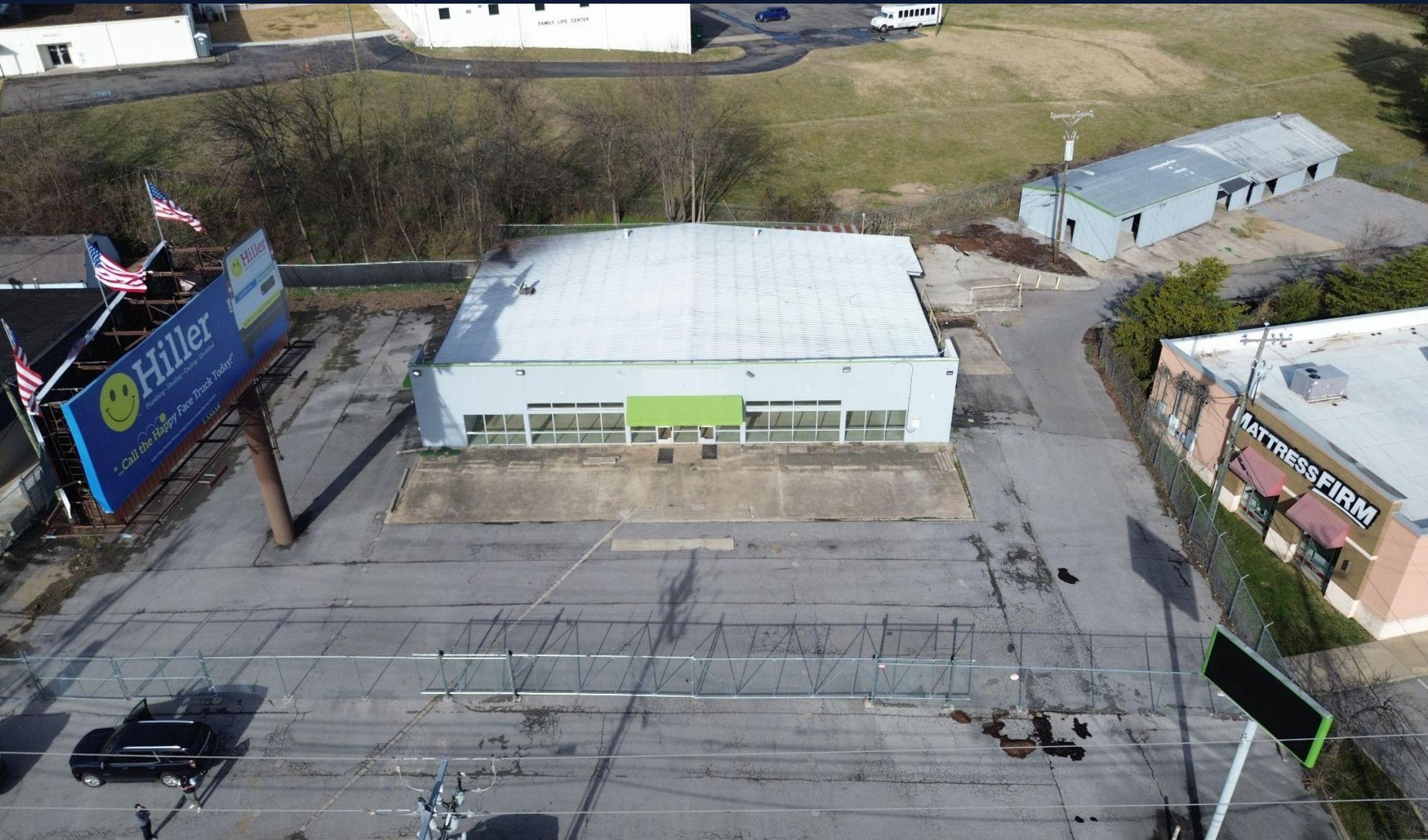


For Lease - 8,300 SF + 3,300 SF Warehouse

Retail
Leasing Opportunity

4040 Lebanon Pike | Nashville, TN 37076



Steele McDonald

(615) 417-3631

smcdonald@oldacremcdonald.com

License No. 350260 (TN)

Clay Smith

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License No. 361676 (TN)





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PROPERTY OVERVIEW

4040 Lebanon Pike
Nashville, TN 37076



EXECUTIVE SUMMARY

4040 Lebanon Pike
Nashville, TN 37076

1.40 AC
Lot Size

±8,300 SF Retail
±3,300 SF Warehouse
GLA



INVESTMENT HIGHLIGHTS

Property Highlights

- **Favorable Zoning** – Property is zones CL allowing for Retail, Office, or light industrial
- **Excellent Exposure and Visibility** – Right of the intersection of Lebanon Pike and Old Hickory seeing over 35,000 VPD
- **Spacious Lot** – ±1.40 Acres lot in an area with very limited lot sizes.
- **Flexible Deal Structure** – Owner are willing to accommodate a tenant in leasing the entire facility or a portion of the building
- **Attractive Retail Corridor** – Property is surrounded by national retailers including, Lowe's, Home Depot and Hobby Lobby.
- **Large Parking Lot** - The lot lays out well for a tenant to have ample parking with room to expand parking where the warehouse is situated.

Contact Broker

Lease Rate

1972

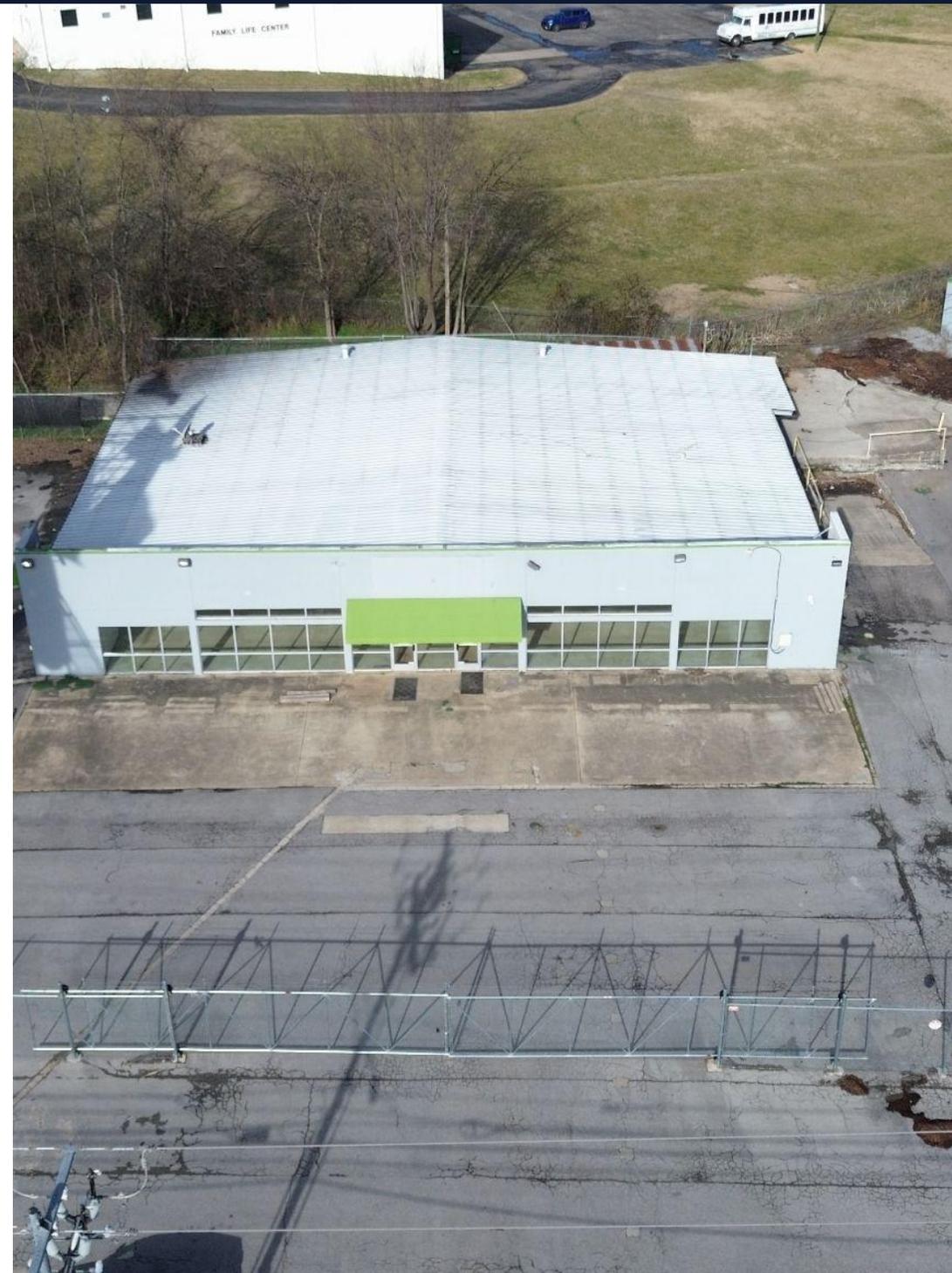
Year Built

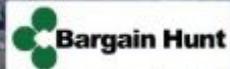
±1.40 AC (±60,984 SF)

Lot Size

Vacant

Delivered



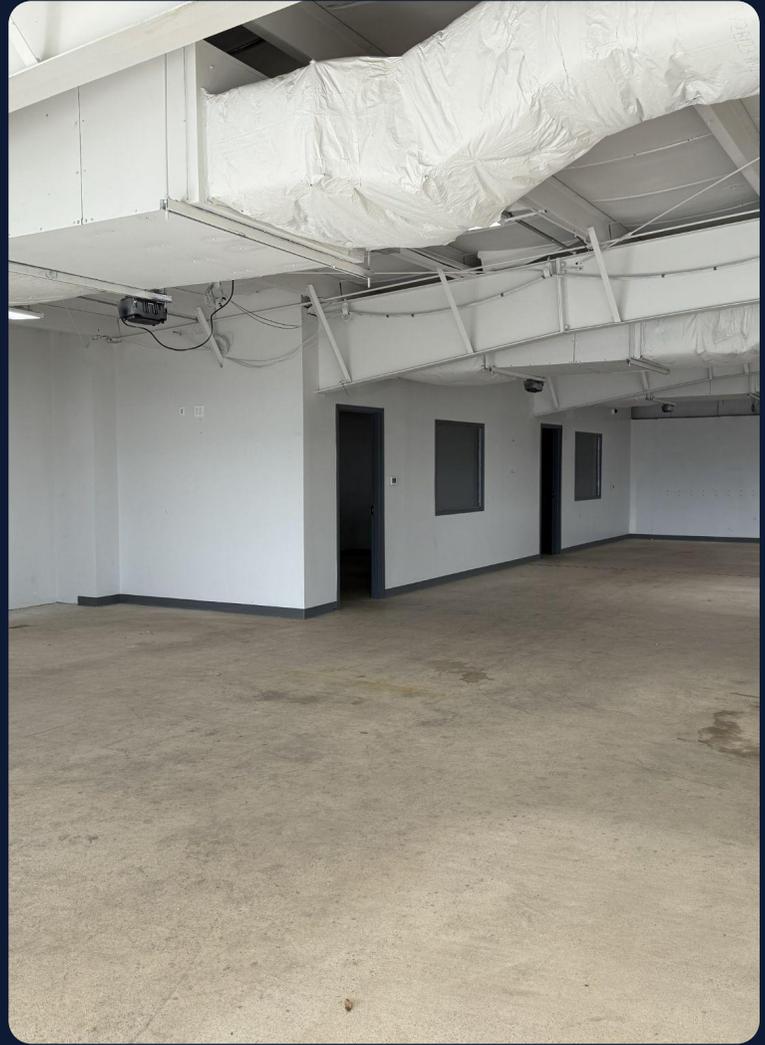


OLD HICKORY BLVD ± 31,600 VPD

LEBANON PIKE ± 35,700 VPD



INTERIOR PHOTOS



MARKET OVERVIEW

4040 Lebanon Pike
Hermitage, TN 37076



NASHVILLE, TN

Market Demographics



2,040,000

Total Population

\$82,499

Median HH Income

770,000

of Households

53.4%

Homeownership Rate

1,080,000

Employed Population

33%

% Bachelor's Degree

36.8

Median Age

\$376,800

Median Property Value

Local Market Overview

The Nashville metro area continues to experience meaningful population growth, driven by inbound migration, favorable tax climate (no personal income tax on wages in Tennessee) and strong employment fundamentals. With over two million residents and a growing reputation as a business relocation hub, the area offers a compelling office-market backdrop.

Household income levels are rising, and new entrants to the labor force and relocating companies are choosing middle-Tennessee as a location of choice. This influx supports office leasing demand, particularly for modern, amenity-rich product. The lifestyle advantages—including access to cultural amenities, major transportation corridors (I-40, I-65, I-24) and a well-educated workforce—further enhance Nashville's appeal for both tenants and investors.

The region's economy is relatively well-diversified; while entertainment and tourism remain visible, business services, healthcare and manufacturing provide the underpinning that supports office demand and resilience through broader economic cycles.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,945	47,228	106,873
2020 Census	12,877	98,474	238,344
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,872	20,294	44,403
2020 Census	3,011	21,615	47,666
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$82,815	\$86,994	\$96,604