

REDUCED PRICE / MOTIVATED SELLER

NEW ASKING PRICE: \$1,325,000



For Sale or Lease

12,063 SF on 0.29 AC

Owner / User Opportunity in Downtown Lebanon

106 E Market Street

Lebanon, Tennessee 37087

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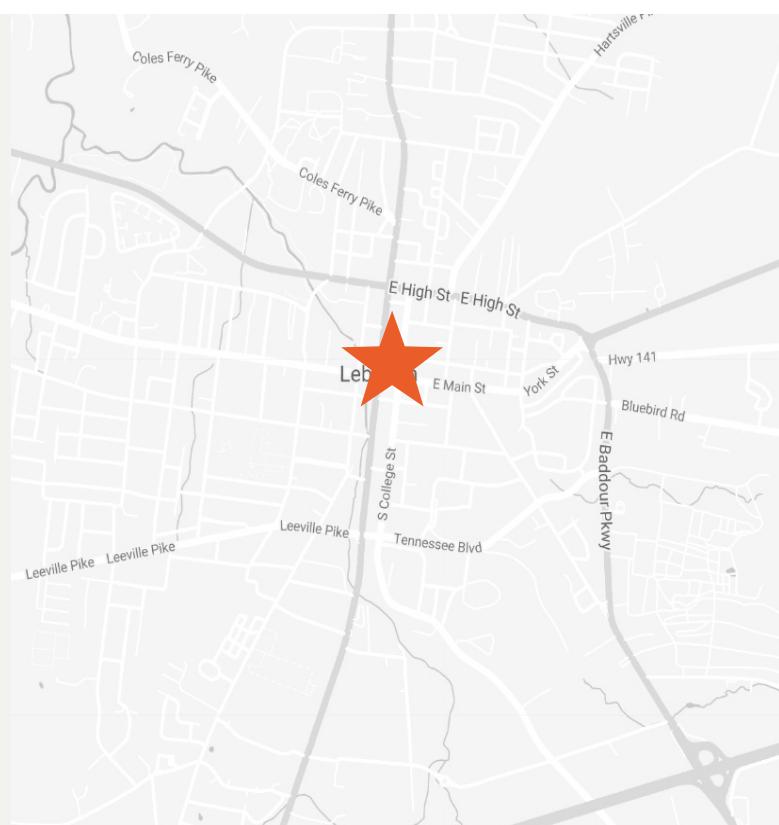
m 615.390.7941

mwenzler@realsitecommercial.com



PROPERTY HIGHLIGHTS

- + 12,063 SF BUILDING ON 0.29 AC SITE
- + REDUCED PRICE: \$1,325,000
- + FOR LEASE: \$8,750/MONTH NNN
- + B-1 ZONING
- + NEW ROOF
- + NEW ELECTRICAL SERVICE
- + LOADING PLATFORM
- + ROLL UP DOOR
- + SPRINKLER SYSTEM
- + ABUNDANCE OF FREE PUBLIC PARKING NEARBY
- + LOCATED IN LEBANON'S HISTORIC DOWNTOWN PUBLIC SQUARE
- + 30 MINUTES TO DOWNTOWN NASHVILLE







**DOWNTOWN LEBANON:
 MARKET OVERVIEW**



VOTED "2023 BEST SHOPPING CENTER DISTRICT"
 by Main Street Awards

"FASTEST GROWING CITY IN THE STATE OF TENNESSEE"
 by U.S. Census Bureau

"12TH FASTEST GROWING CITY IN THE UNITED STATES"
 by U.S. Census Bureau

Located 25 miles east of Nashville, Lebanon, Tennessee, stands as the fastest growing city in the state and the 12th fastest in the United States. Boasting a rich history and a thriving business community, Lebanon centers around its historic Public Square. Voted the "Best Shopping Center District" in 2023, Downtown Lebanon's charming Historic Square is a bustling hub for shopping, dining, and entertainment. This, coupled with the city's strategic position at the intersection of I-40 and I-840, offers an ideal environment for businesses seeking growth, blending historical allure with modern amenities and strategic development opportunities in Middle Tennessee. Lebanon's dynamic growth and diverse offerings make it a standout destination in the region, attracting residents and visitors alike with its unique blend of heritage and progress.

42,596
 LEBANON, TN
 LOCAL
 POPULATION

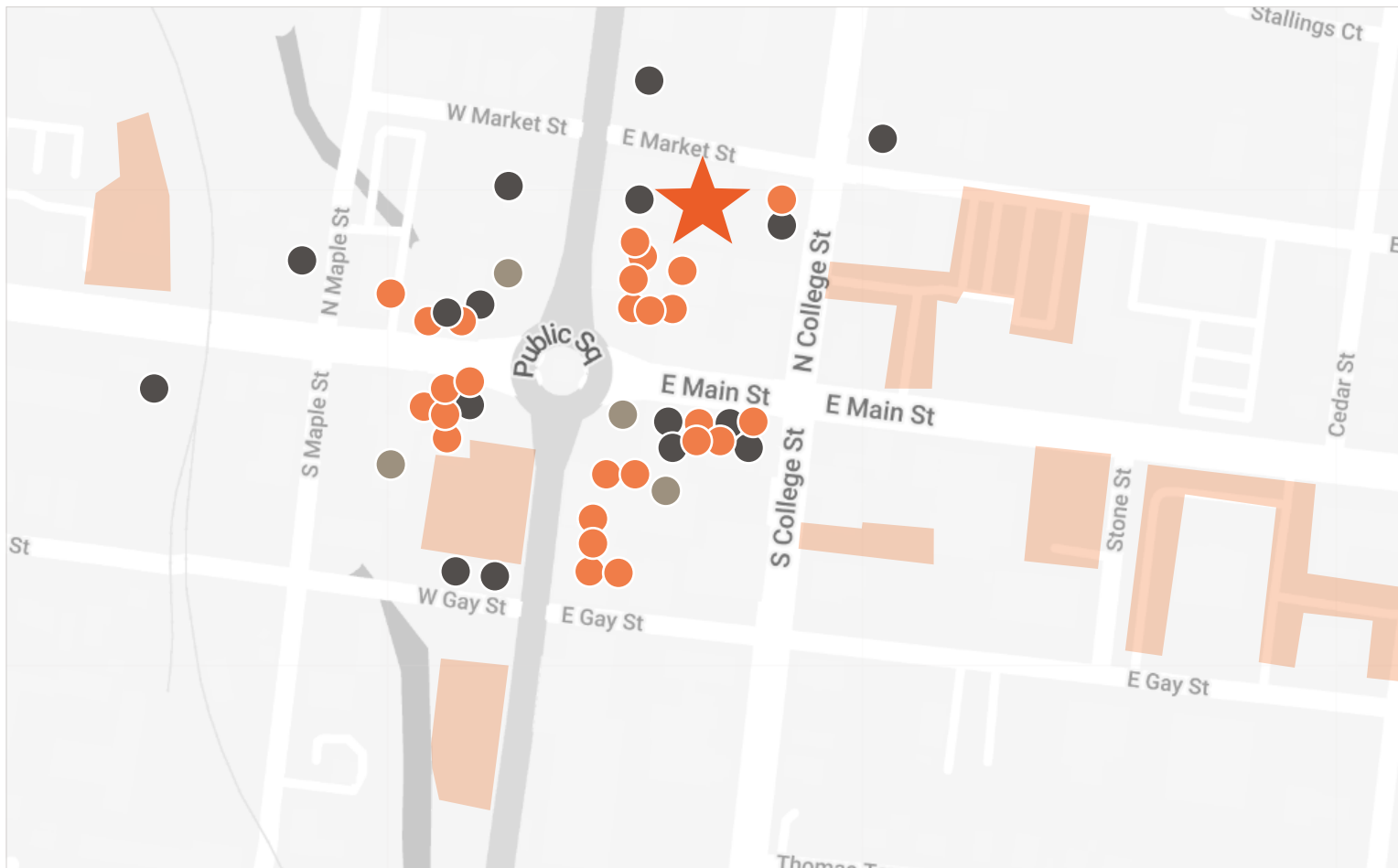
\$81,823
 AVERAGE
 HOUSEHOLD
 INCOME

3.92%
 ANNUAL
 POPULATION
 GROWTH RATE



DOWNTOWN LEBANON:
NEARBY AMENITIES & AVAILABLE PUBLIC PARKING

 Available Public Parking



NEARBY AMENITIES

DINING

- Barcadia
- Basic Eatery
- BJ Hot Chicken
- Burger King
- Demeter's Common
- Island Breeze Bistro
- Just Fish
- Main Street Mercantile & Creamery
- Off the Square
- Roasted Coconut Coffee
- Seven Cedars Butcher Block
- Sharky's Snoballs

- Split Bean Roasting Co
- Sushi Max
- Town Square Social
- Yia-Ghee's Tea Party

RETAIL

- 3:Sixteen
- Antique Decor
- Best Deal Pawn & Music
- Classy Chics
- Cotton + Cedar Boutique
- Dreams Boutique
- Eden's Edge Boutique
- Em + Kate

- Gimma A \$5
- Groovy Hair Studios
- Harper's Books
- Iddy & Oscar's
- Ideal Barber Shop
- Jack's Guitarcheology
- Jessy's Boutique
- Markhams Shoes
- Poppie's Boutique
- re: Move Training
- Square Market
- Successful Pursuits
- The Art Mill
- The Beaumont Med Spa

- The Refinery
- Two Bronze Dogs
- Urban Mills Promotions & Boutiques
- Wilkie's Outfitters

POINTS OF INTEREST

- Capitol Theatre
- Historic Arcade
- Lebanon Wilson County Chamber of Commerce
- Neddy Jacobs Cabin



REALSITE
COMMERCIAL

For Sale or Lease
12,063 SF Building Size
0.29 AC Site Size

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Lebanon, Tennessee 37087



CONTACT US

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