

1,750 SF  
BUILD-TO-SUIT  
DRIVE-THRU



## ABOUT THE PROPERTY

Prime corner parcel offered as a Build-To-Suit drive-thru restaurant, ideally positioned to serve strong local and commuter traffic in the growing La Vergne market. The site benefits from proximity to major roadways and a growing residential base, supporting consistent daily traffic and repeat customers.

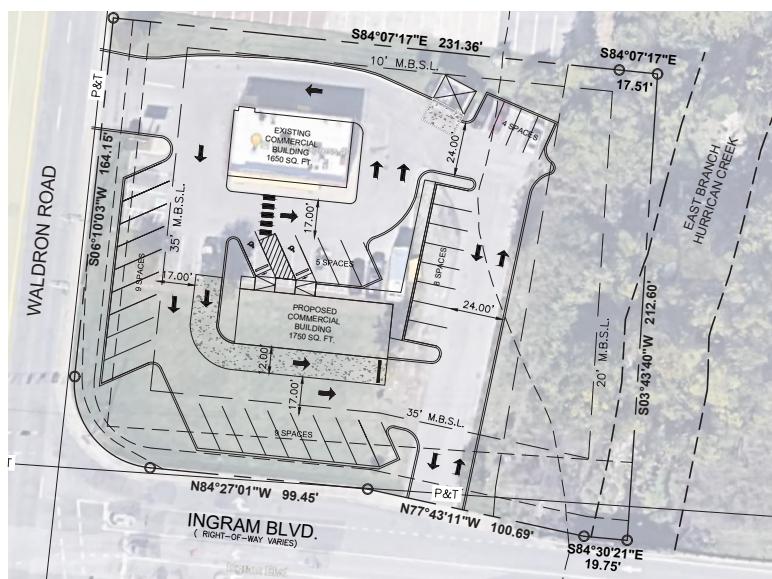
- Corner lot with excellent visibility
- Efficient access and circulation for drive-thru operations
- Strong surrounding residential and daytime population
- Ideal for national, regional, or local operators seeking a turnkey BTS solution

## LEASE TERMS

Suite #	SF	Asking Rate	Term
DRIVE THRU	1,750	\$45 / SF / YR	NNN Negotiable

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,849	42,251	144,488
HOUSEHOLDS	901	14,759	51,104
AVG HH INCOME	\$101,425	\$107,374	\$108,603





# CORNER LOT OPPORTUNITY

## 493 Waldron RD

La Vergne, TN 37086



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