

# CHARLES HAWKINS CO.



# FOR LEASE

## ±2,000 SF Retail Space

- Can be Subdivided into (2) 1,000 SF Suites

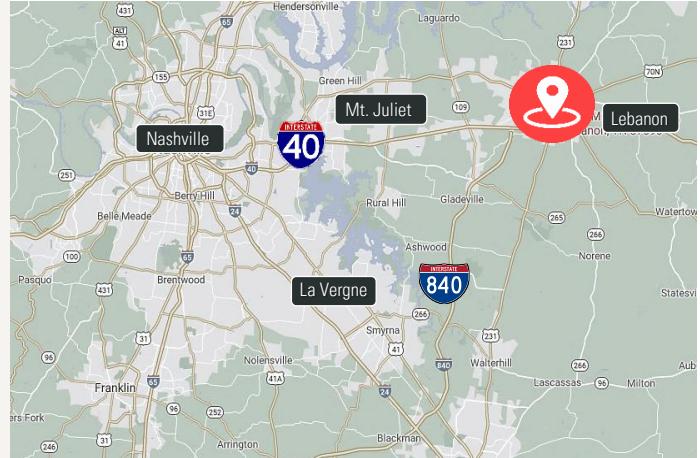
Retail Leasing Opportunity near Downtown Lebanon

205 W High St, Suites 105 & 106, Lebanon, TN 37087



## HIGHLIGHTS

- ±2,000 SF Retail Space
  - Can be subdivided into (2) ±1,000 SF Retail Suites
- Lease Rate: \$14/SF NNN
  - Estimated Operating Expenses: \$3.50/SF
- **NO** Liquor, vape, or convenience type of operators allowed
- Signage available on the building & street monument
- Significant frontage on W. High Street (12,824 AADT)
- Strong Co-Tenancy: Smile Gallery Dentistry and Alive Hospice
- 47,757 People with an Average Annual Income of \$81,161 live within 5 miles of the site
- Site provides easy access to Hwy 70 and Hwy 231
- Space is currently in shell condition
- Prime location near the Public Square in downtown Lebanon



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Retail Suites

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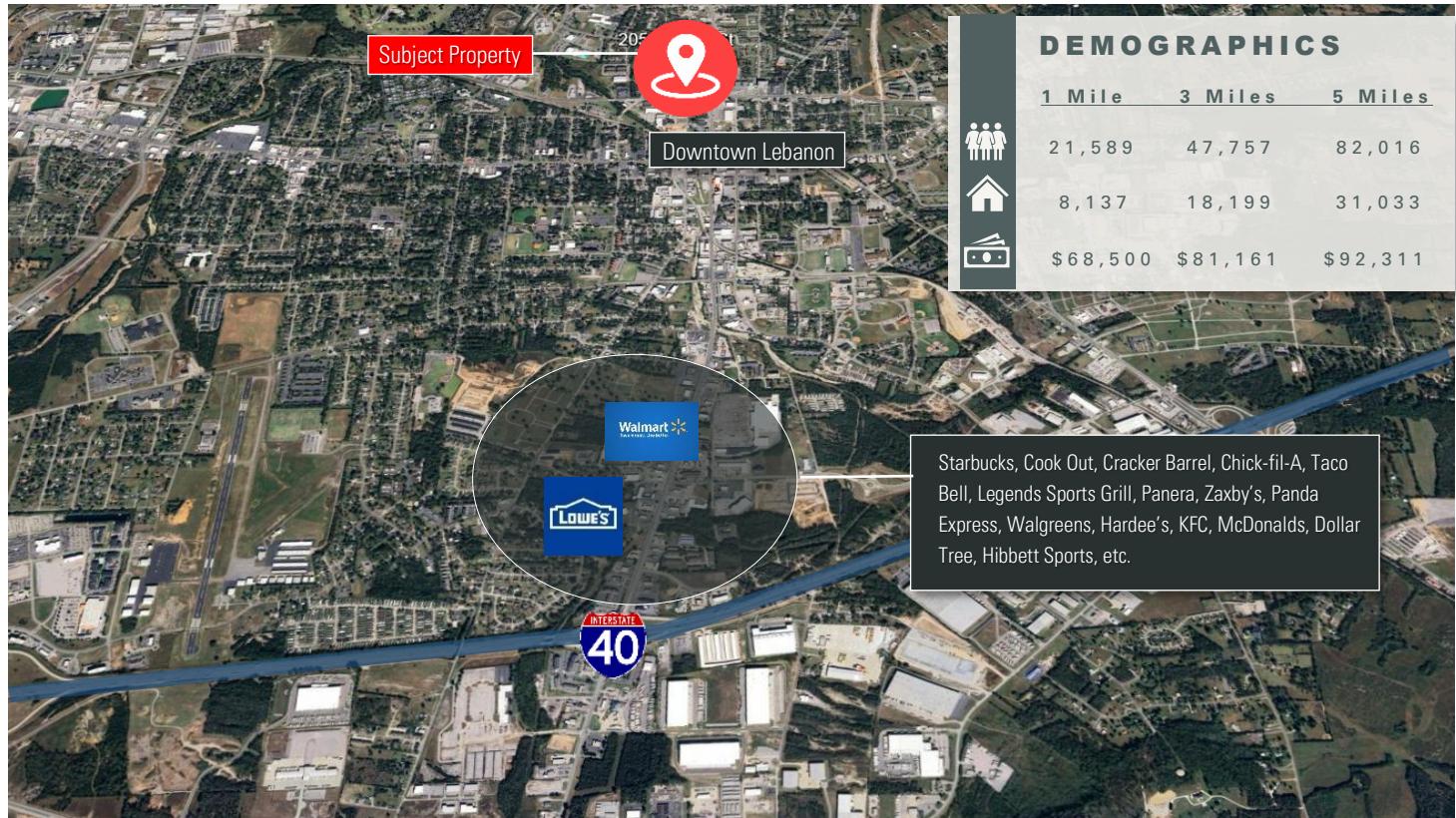
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