

FOR SALE

Commercial Land I ±2.29 Acres
Development Opportunity in a High Growth
Corridor in Lebanon, TN

0 South Hartmann Drive, Lebanon TN 37090
(Next to 1222 S. Hartmann Drive)

Reduced Price!



HIGHLIGHTS

- Commercial Land in a High Growth Corridor
- Ideal site for a retail or office development
- Price: \$9.97 /SF (\$995,000)
- ±2.29 Acres
- Zoning: Commercial General (CG)
- Utilities on site
- Shared stormwater retention pond in place
- ±1 Mile to I-40 on/off ramp
- ±182 LF of frontage on S. Hartmann Drive
- (Traffic Count: 16,107 AADT)
- Site is surrounded by a dense mix of retailers attracting a wide range of consumers



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Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
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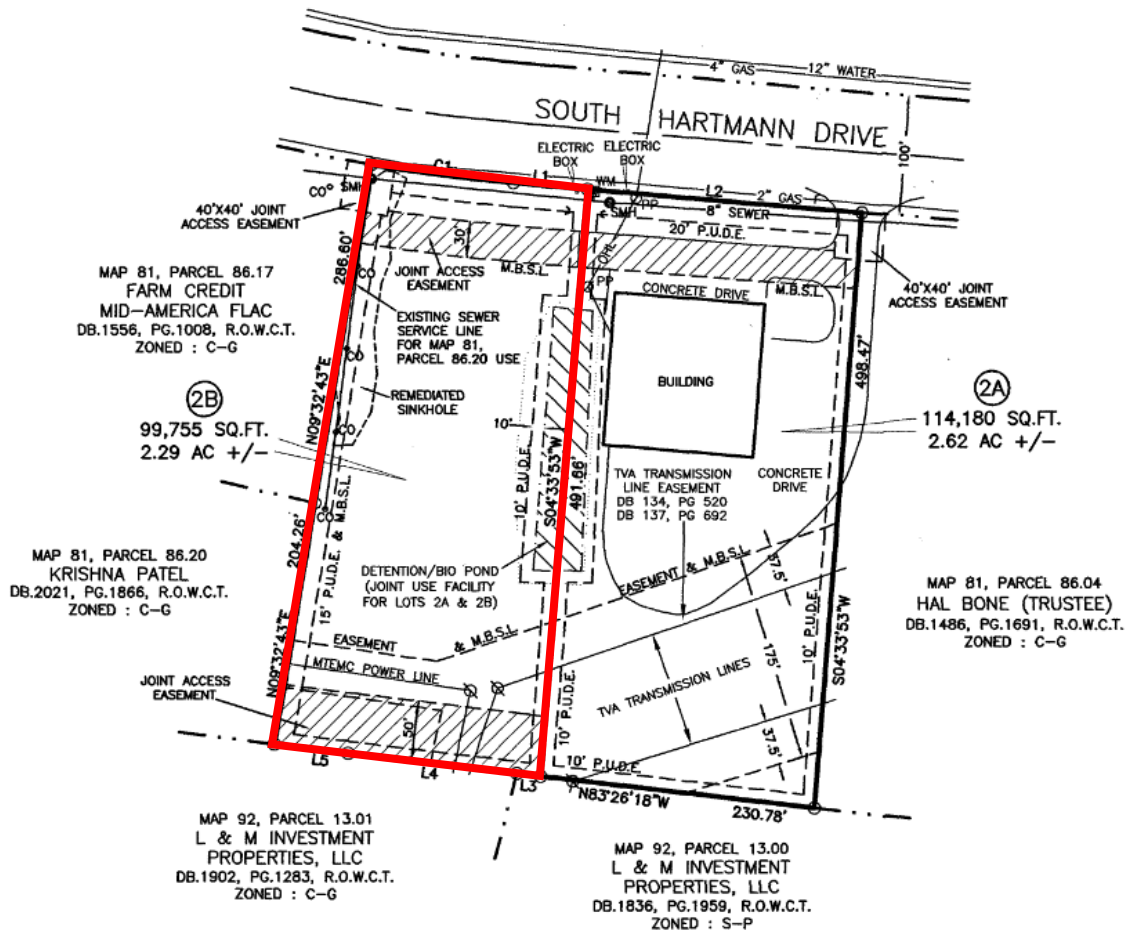
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Wilson County

CHARLES
HAWKINS CO.

SITE MAP



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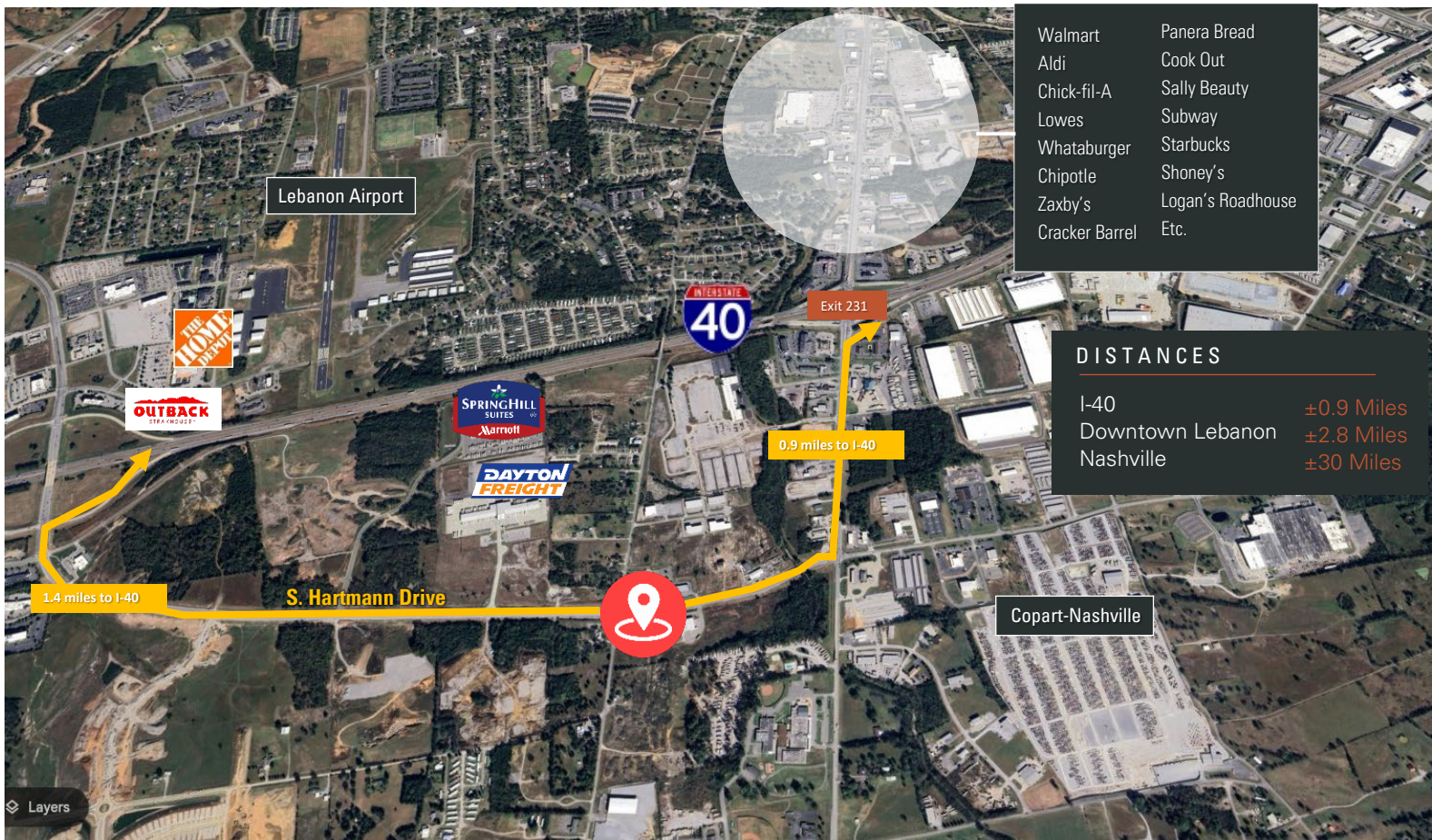
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PHOTOS / AERIAL



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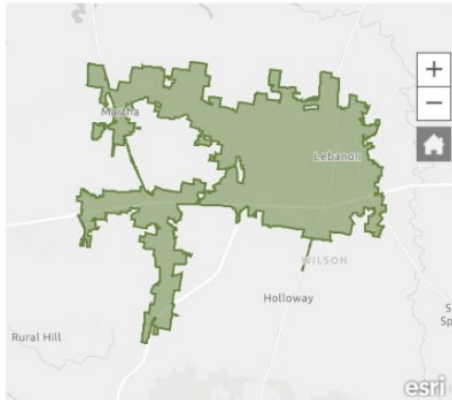
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CITY OF LEBANON

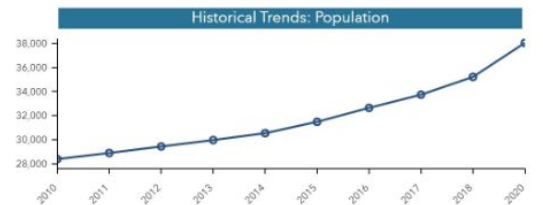


POPULATION TRENDS AND KEY INDICATORS

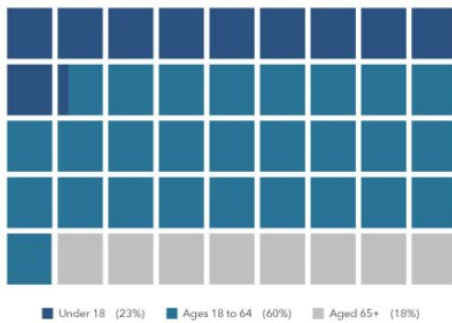
Lebanon City, TN

38,039	14,405	2.55	39.5	\$57,405	\$229,973	89	151	46
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

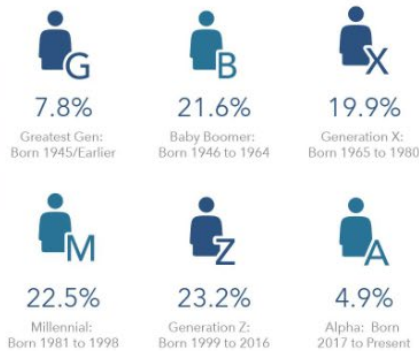
MORTGAGE INDICATORS



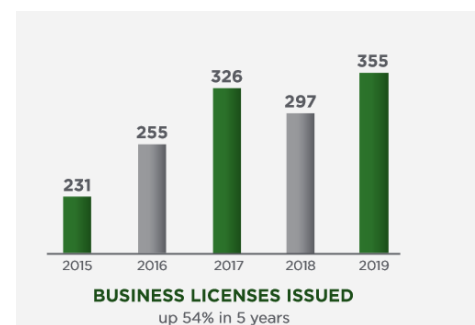
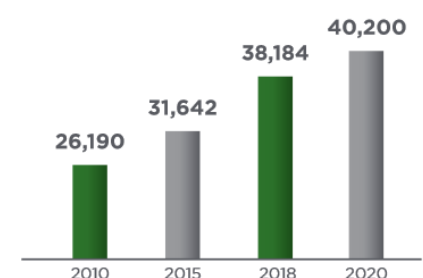
POPULATION BY AGE



POPULATION BY GENERATION



esri THE SOURCE OF WHERE This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



*Graphics & Data Provided By: City of Lebanon

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