

# PROPERTY FOR SALE



15115 Lebanon Road, Mt. Juliet, TN 37138



|                       |            |
|-----------------------|------------|
| <b>SALE PRICE:</b>    | \$925,000  |
| <b>LOT SIZE:</b>      | 0.53 Acres |
| <b>BUILDING SIZE:</b> | 2,496 SF   |

## PROPERTY OVERVIEW

PRIME LOCATION IN MT. JULIET CITY LIMITS AND WILSON COUNTY! 25,000+ CARS DAILY! PERFECT FOR OWNER/USER, INVESTMENT, OR REDEVELOPMENT!

## PROPERTY FEATURES

- 2,496 SqFt Building
- Can Drive-Thru Entire Building
- 2 Drive-Thru Doors
- Shop Area with 5 workstations
- Break Room
- Reception/Waiting Area
- Corner Lot on Lebanon Road & Lookout Drive
- City Water and Sewer
- Wilson County

**KW COMMERCIAL**  
2033 N. Mt. Juliet Road  
Mt. Juliet, TN 37122

**KAILEIGH DUNN**  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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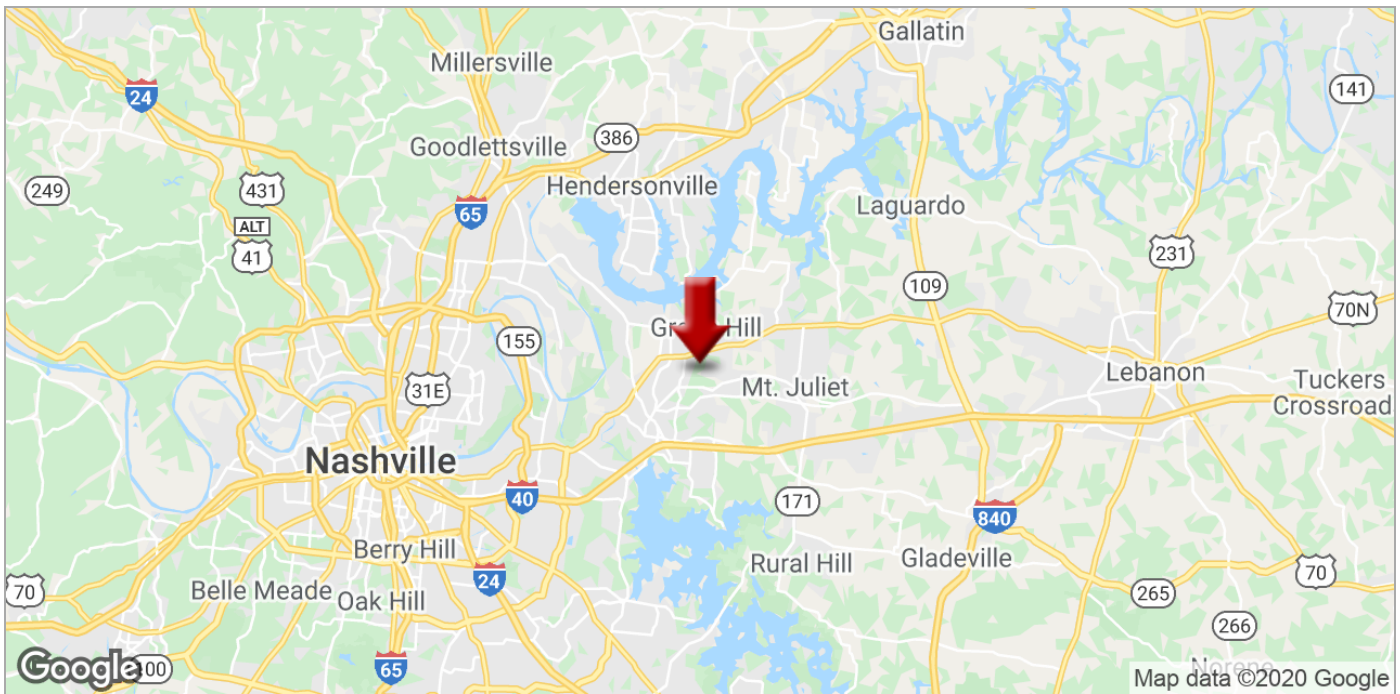
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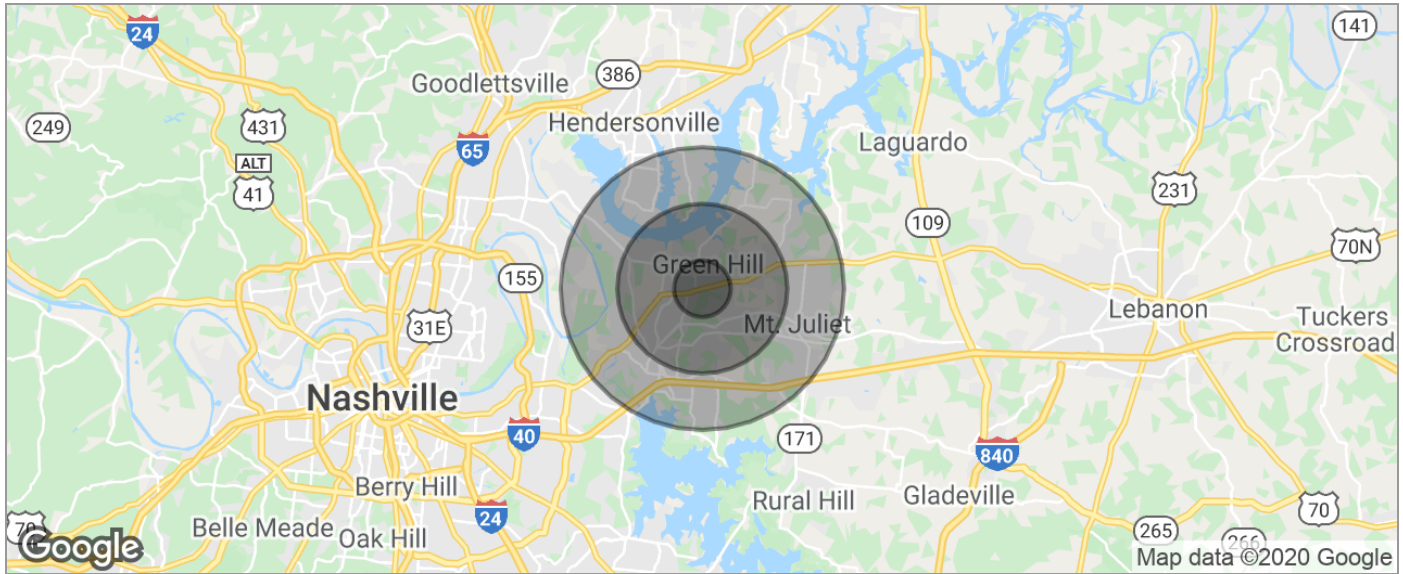
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 6,540     | 41,652    | 94,388    |
| MEDIAN AGE          | 38.2      | 38.0      | 37.7      |
| MEDIAN AGE (MALE)   | 36.5      | 36.1      | 36.3      |
| MEDIAN AGE (FEMALE) | 39.6      | 39.7      | 39.2      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 2,454     | 16,043    | 37,261    |
| # OF PERSONS PER HH | 2.7       | 2.6       | 2.5       |
| AVERAGE HH INCOME   | \$88,474  | \$81,486  | \$77,520  |
| AVERAGE HOUSE VALUE | \$203,919 | \$206,614 | \$217,041 |
| RACE                | 1 MILE    | 3 MILES   | 5 MILES   |
| % WHITE             | 88.9%     | 85.9%     | 85.3%     |
| % BLACK             | 7.0%      | 9.7%      | 10.2%     |
| % ASIAN             | 1.4%      | 1.5%      | 1.5%      |
| % HAWAIIAN          | 0.0%      | 0.0%      | 0.0%      |
| % INDIAN            | 0.2%      | 0.3%      | 0.2%      |
| % OTHER             | 1.2%      | 1.0%      | 1.2%      |
| ETHNICITY           | 1 MILE    | 3 MILES   | 5 MILES   |
| % HISPANIC          | 1.5%      | 2.7%      | 3.7%      |

\* Demographic data derived from 2010 US Census

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