



14860 Lebanon Rd , Old Hickory, TN 37138



OFFERING SUMMARY

AVAILABLE SF:	1,665 SF
UNITS:	1-2 Units Available
LEASE RATE:	Negotiable
NNN	Approximately \$4/SF

PROPERTY OVERVIEW

Multi-Tenant Retail/Office Building with Fantastic Visibility in Wilson County, the fastest growing county in Tennessee. Located between Nashville and Mt. Juliet directly on Hwy 70 with Easy Access to I-40.

PROPERTY HIGHLIGHTS

- Entire Space: 1,665 SqFt Space has 2 Entrances, 2 Restrooms, Open Areas, Multiple Offices, Kitchen, Storage
- Can be Split into Two Spaces:
- Left Side: 1,175 SqFt - Exterior Door, Restroom, Open Area, Multiple Offices, Kitchen, and Storage
- Right Side: 490 SqFt - Exterior Door, Restroom, Open Area, and Office
- Tenant Responsible for Utilities

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

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

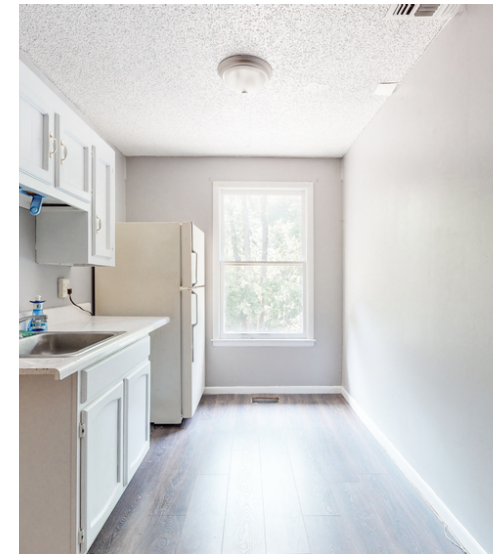
Each Office Independently Owned and Operated kwcommercial.com

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.

OFFICE/ RETAIL FOR LEASE



14860 Lebanon Rd , Old Hickory, TN 37138



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

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

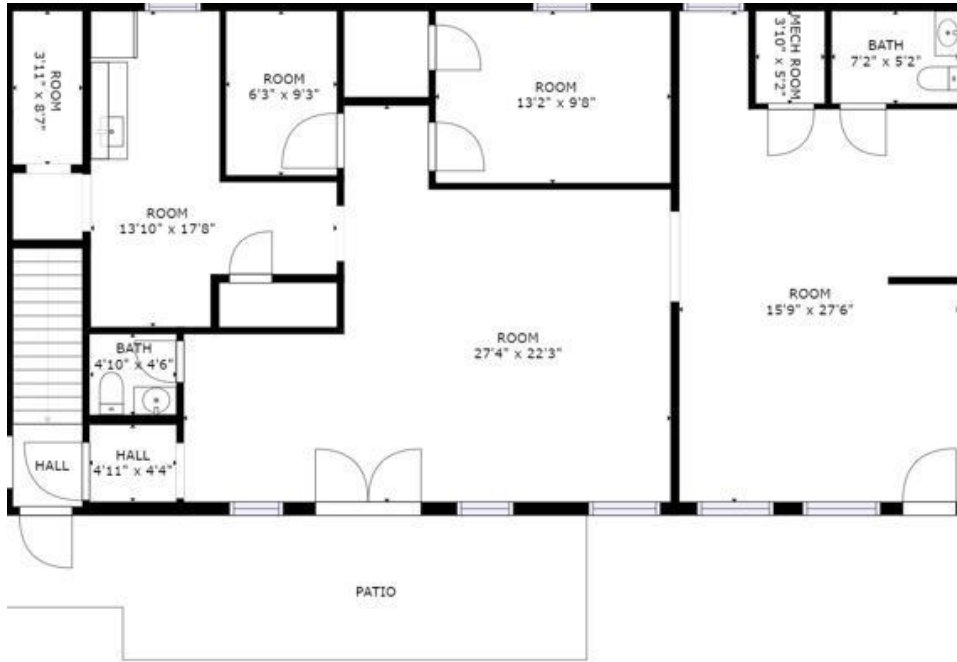
Each Office Independently Owned and Operated kwcommercial.com

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.

RETAIL FOR LEASE



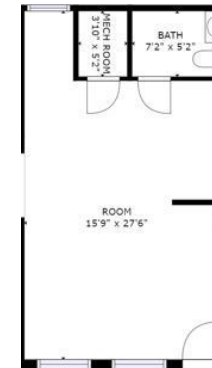
14860 Lebanon Rd , Old Hickory, TN 37138



1,665 SqFt - Entire Space



Demised - Left Side - 1,175 SqFt



Demised - Right Side - 490 SqFt

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

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

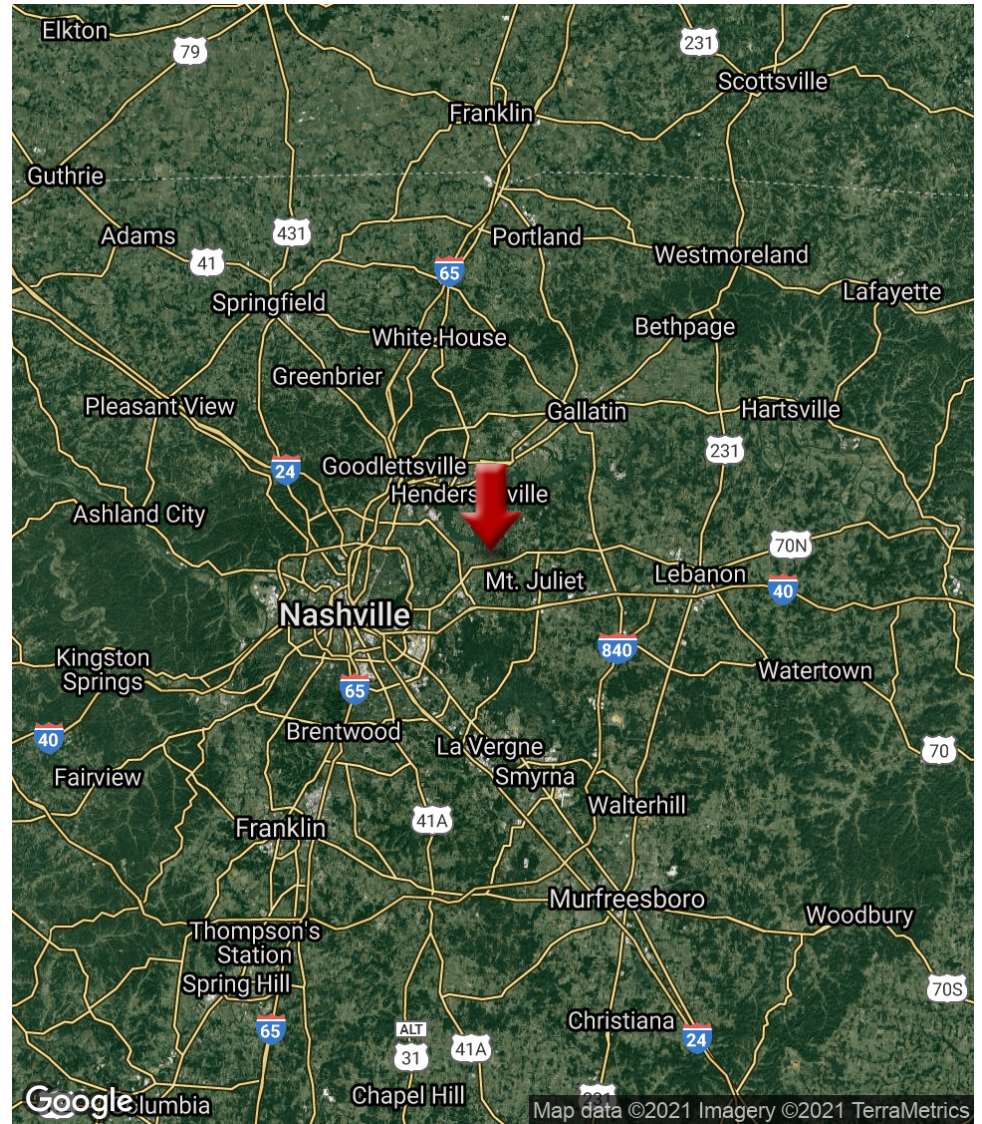
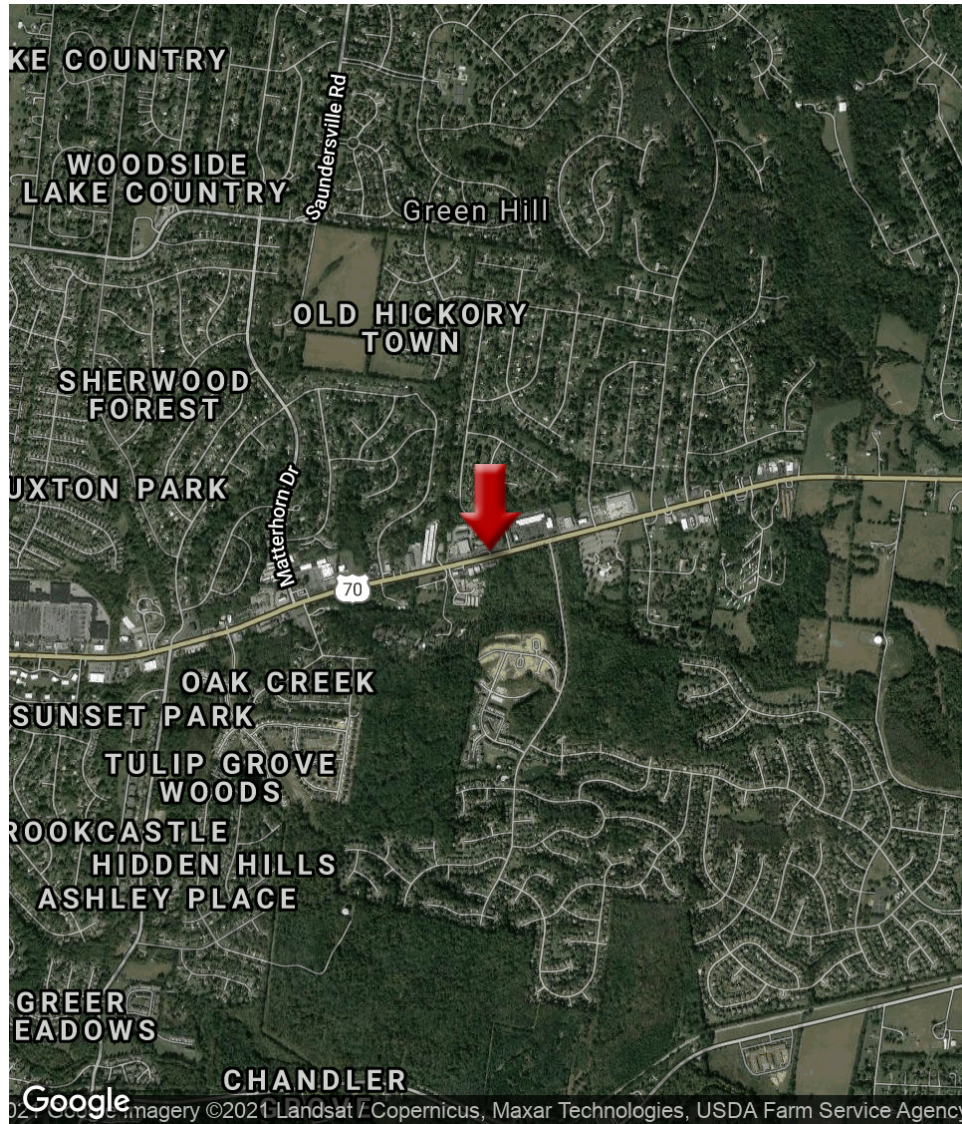
Each Office Independently Owned and Operated kwcommercial.com

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.

OFFICE/ RETAIL FOR LEASE



14860 Lebanon Rd , Old Hickory, TN 37138



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

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

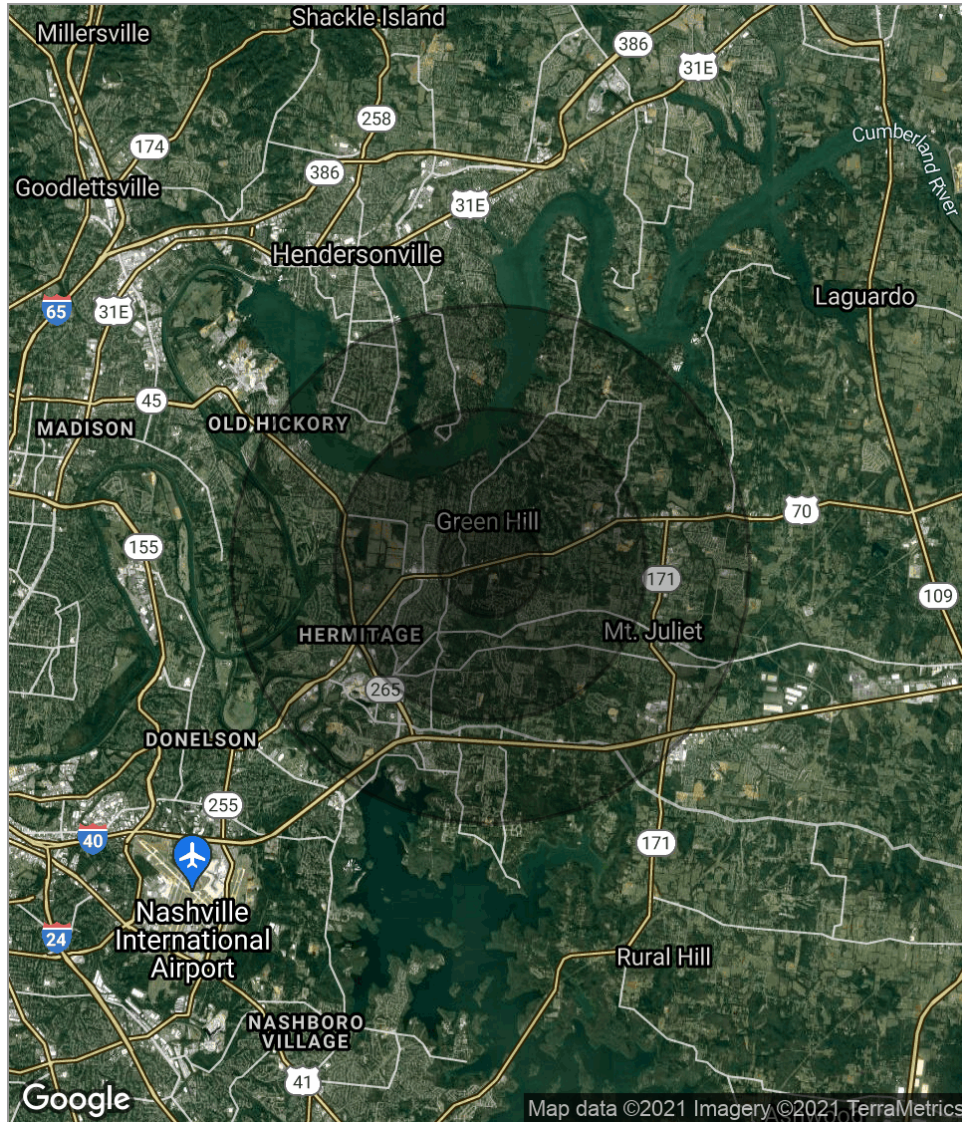
Each Office Independently Owned and Operated kwcommercial.com

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.

OFFICE/RETAIL FOR LEASE



14860 Lebanon Rd , Old Hickory, TN 37138



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	6,306	39,905	92,297
Median Age	37.3	37.9	37.8
Median Age (Male)	35.9	36.2	36.3
Median Age (Female)	38.3	39.5	39.2
HOUSEHOLDS & INCOME			
Total Households	2,287	15,304	36,219
# Of Persons Per HH	2.8	2.6	2.5
Average HH Income	\$93,464	\$81,709	\$78,331
Average House Value	\$204,078	\$206,927	\$219,437
ETHNICITY (%)			
Hispanic	1.5%	2.5%	3.6%
RACE (%)			
White	89.0%	86.4%	85.6%
Black	6.4%	9.3%	10.0%
Asian	1.9%	1.5%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.2%	0.2%
Other	1.4%	1.0%	1.2%

* Demographic data derived from 2010 US Census

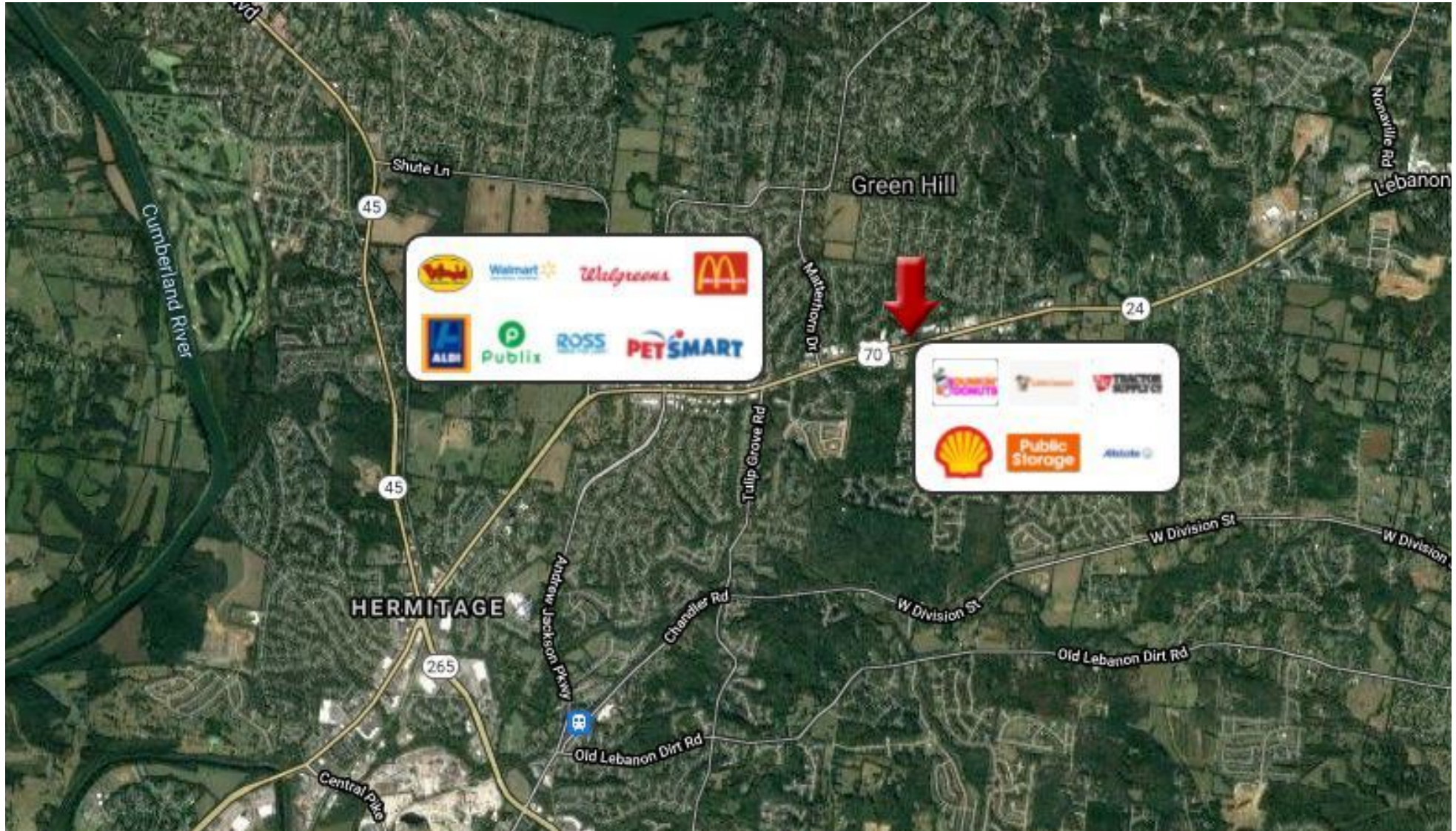
KW COMMERCIAL
2033 N. Mt. Juliet Road
Mt. Juliet, TN 37122

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

Each Office Independently Owned and Operated kwcommercial.com

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.

14860 Lebanon Rd , Old Hickory, TN 37138



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

KAILEIGH DUNN
Commercial REALTOR
O: 217.304.5013
C: 217.304.5013
kdunn@kw.com

Each Office Independently Owned and Operated kwcommercial.com

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.