

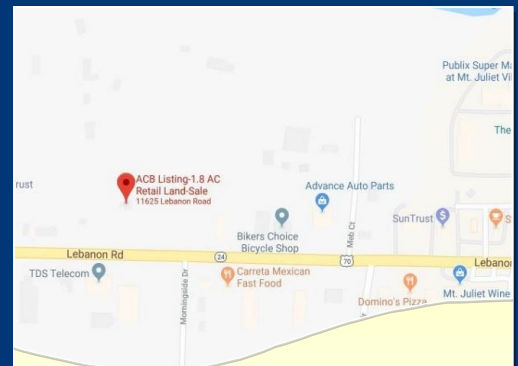
# FOR SALE 1.80 ACRES IN MT. JULIET GREAT RETAIL OR FAST FOOD SITE



11625 Lebanon Rd | Lebanon, TN 37087

## PROPERTY HIGHLIGHTS:

- 1.80 acres lot with 100 ft road frontage
- 1,158 sq ft house/office building
- Very desirable Lebanon Road location
- Located near many national brand retailers:  
Publix, Kroger, Starbucks, Burger King, Advance Auto
- 2020 Traffic Count: 26,146 ADV at @ Morningside Drive
- Zoned CG – Commercial General
- Wilson County tax map parcel# 054 004.00



### Driving from Nashville

I-40 Eastbound to Exit 226B. Head north about 4 miles to light with Lebanon Road and turn left. In 0.4 miles property is on right.

[Google Map Link](#)



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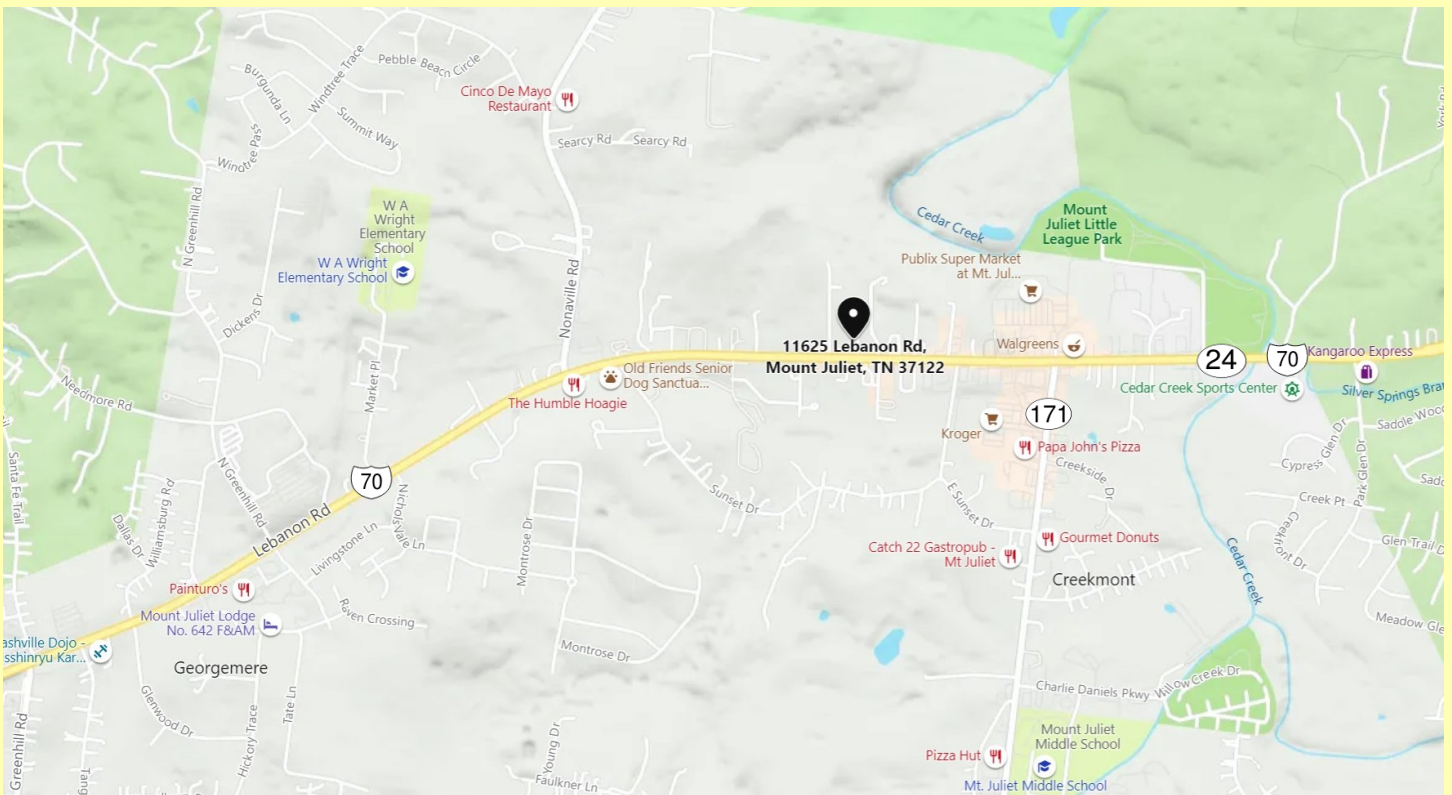
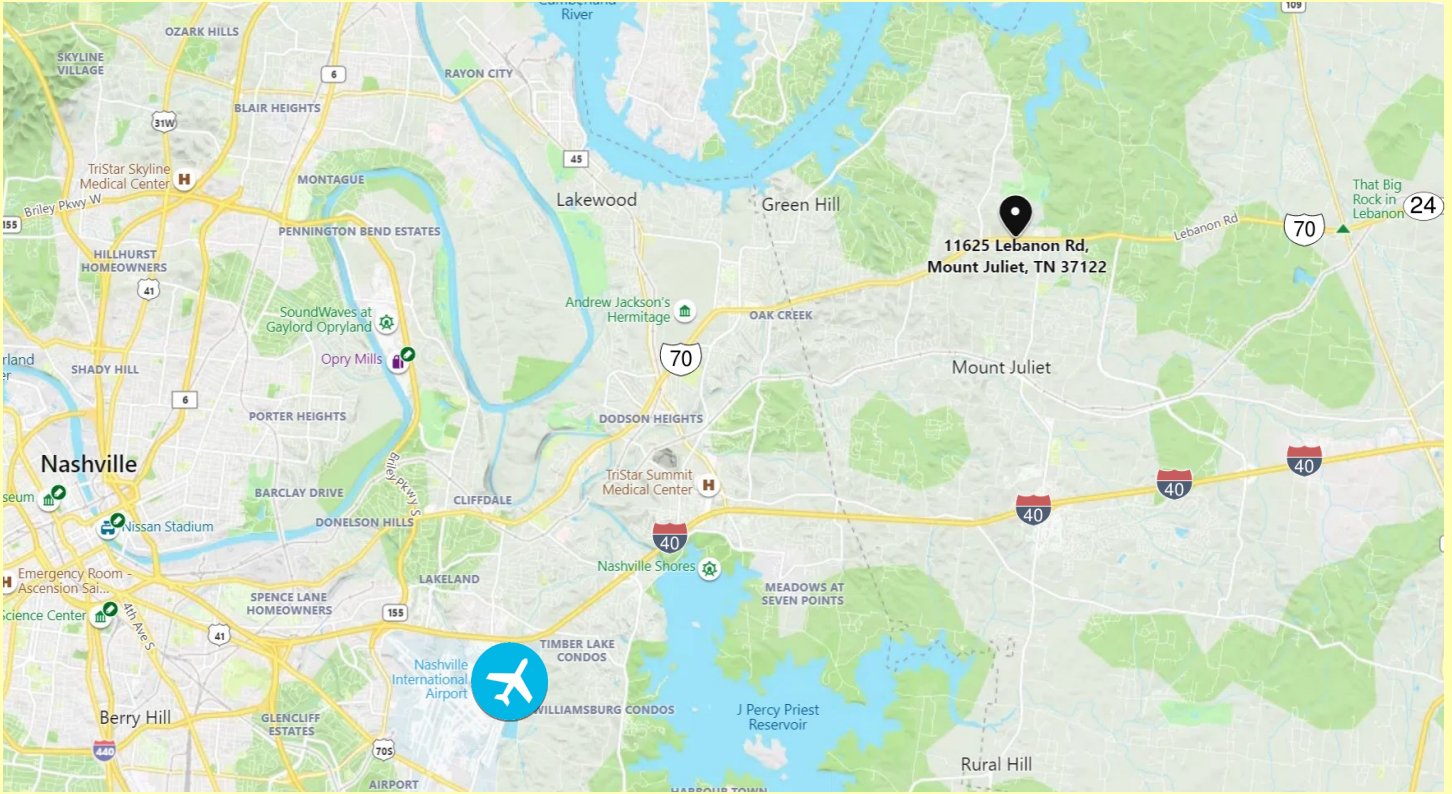


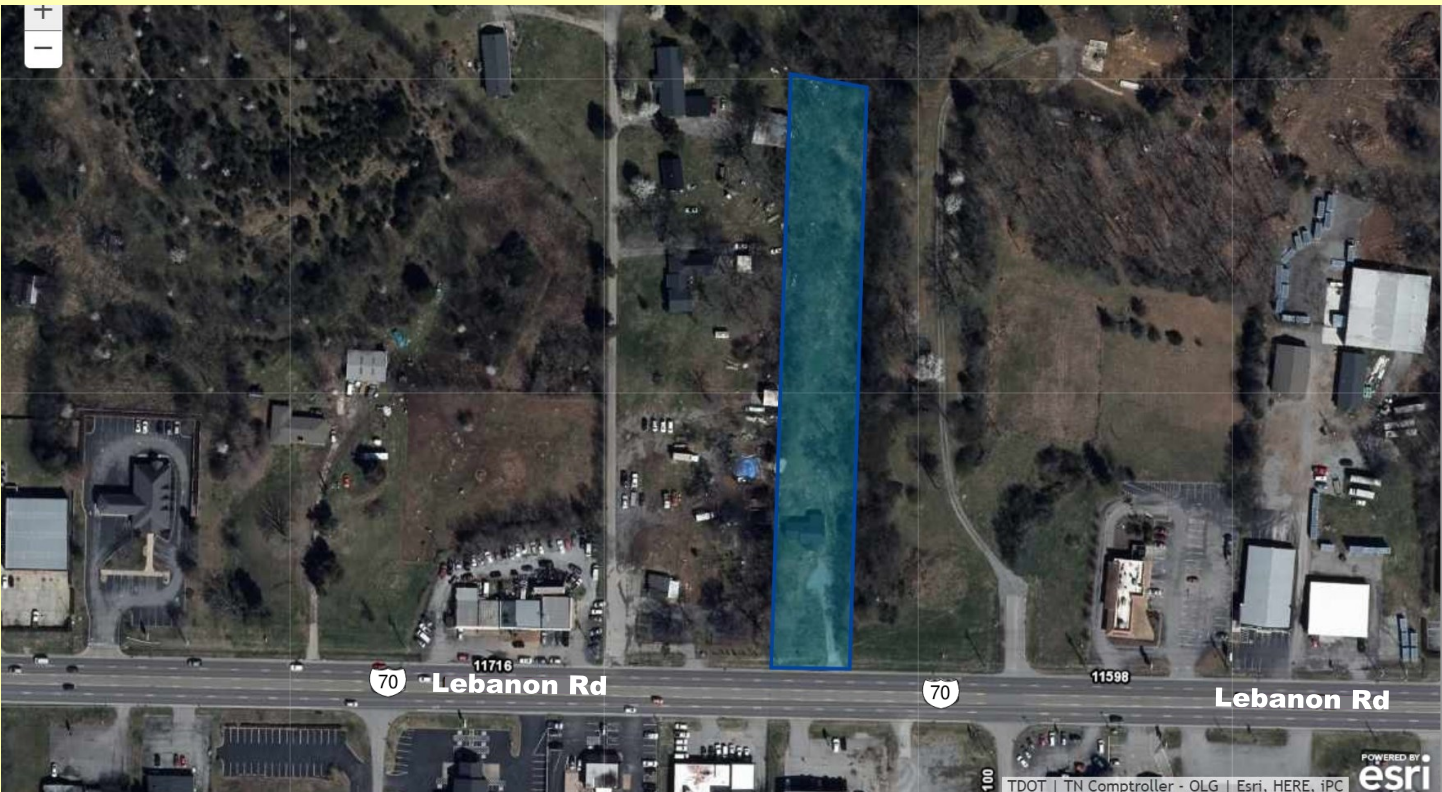
ANDERSON COMMERCIAL BROKERAGE  
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# STREET MAPS

## 11625 LEBANON RD | LEBANON, TN 37087





SATELLITE MAPS  
11625 LEBANON RD | LEBANON, TN 37087

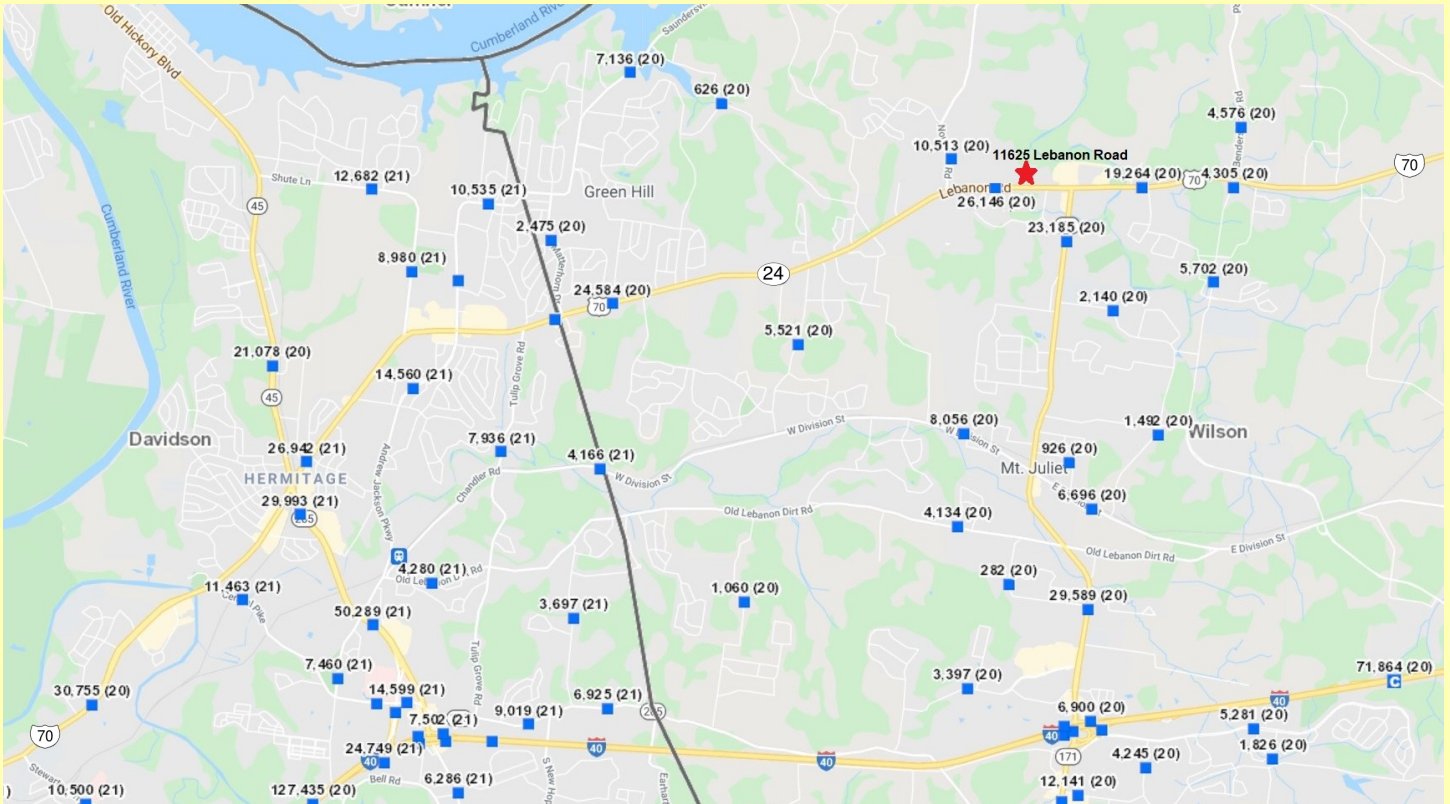


TAX MAPS  
11625 LEBANON RD | LEBANON, TN 37087



# TRAFFIC COUNTS

## 11625 LEBANON RD | LEBANON, TN 37087



### Traffic Counts

014	23,185	N. Mt. Juliet Rd at Creekwood Drive	2020
048	27,355	Lebanon Pike West of Matterhorn @Davidson Co line	2020
050	50,289	Old Hickory Blvd at Dodson Chapel (Davidson)	2021
089	29,589	N Mt Juliet Rd at Clearview Drive	2020
108	19,264	Lebanon Road Park at Glen Drive	2020
109	26,146	Lebanon Road Between Sunset Drive and Morningside Drive	2020
151	24,584	Lebanon Road East of Matterhorn @Wilson Co Line	2020
198	92,222	I-40 Eastbound Wilson Co Line/S New Hope Road (Davidson)	2020
430	29,993	5005 Old Hickory Blvd	2021
440	26,942	Lebanon Road East of Old Hickory Blvd	2021

### I-40 Mt. Juliet Exit 226

X4	96,151	I-40 West of Mt Juliet Road	2018
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*Source: Tennessee Department of Transportation  
Transportation Data Management Mapping August 1, 2021*



State of Tennessee  Comptroller of the Treasury  
**Real Estate Assessment Data**

### Property Location

Address: LEBANON RD 11625

Map: 054 Grp: Ctrl Map: 054 Parcel: 004.00 PI: S/I: 000

### Building Information

#### Building # 1

Improvement Type:	07 - RENTAL	Stories:	1
Living/Business Sq. Ft.:	1,158		
Heat and A/C:	00 - NONE	Plumbing Fixtures:	3
Exterior Wall:	04 - SIDING AVERAGE	Quality:	01 - AVERAGE
Act Yr Built:	1948	Condition:	A - AVERAGE

#### Building Areas:

Area: BAS	Sq Ft: 1,158
Area: UTU	Sq Ft: 108
Area: OPF	Sq Ft: 84

ROADSIDE VIEWS - EAST & WEST  
11625 LEBANON RD | LEBANON, TN 37087

