

FOR SALE 8.25 AC RETAIL LAND NEXT TO KROGER



1400 - 1414 W. Main St | Lebanon, TN 37087

PROPERTY HIGHLIGHTS:

- Corner location at West Main St & Rocky Road near many retail centers
- Redevelopment site for small, medium box retail, retail medical office, casual dining or fast food
- Convenient access to Hartmann Dr., exit 236 & approximately 2.2 miles from Lebanon Town Square
- Property selling as one tract, owners will not subdivide
- See following attachments:
Tax Map - Retail Marketplace Profile 3-5-10 Mile Radius and Concept Plans A & B



Driving from Nashville: I-40 East to Exit 236, left on South Hartmann Dr. for 2.6 miles. Turn left on W. Main Street approx. 0.4 miles on left.

[Google Map Link](#)



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ANDERSON COMMERCIAL BROKERAGE
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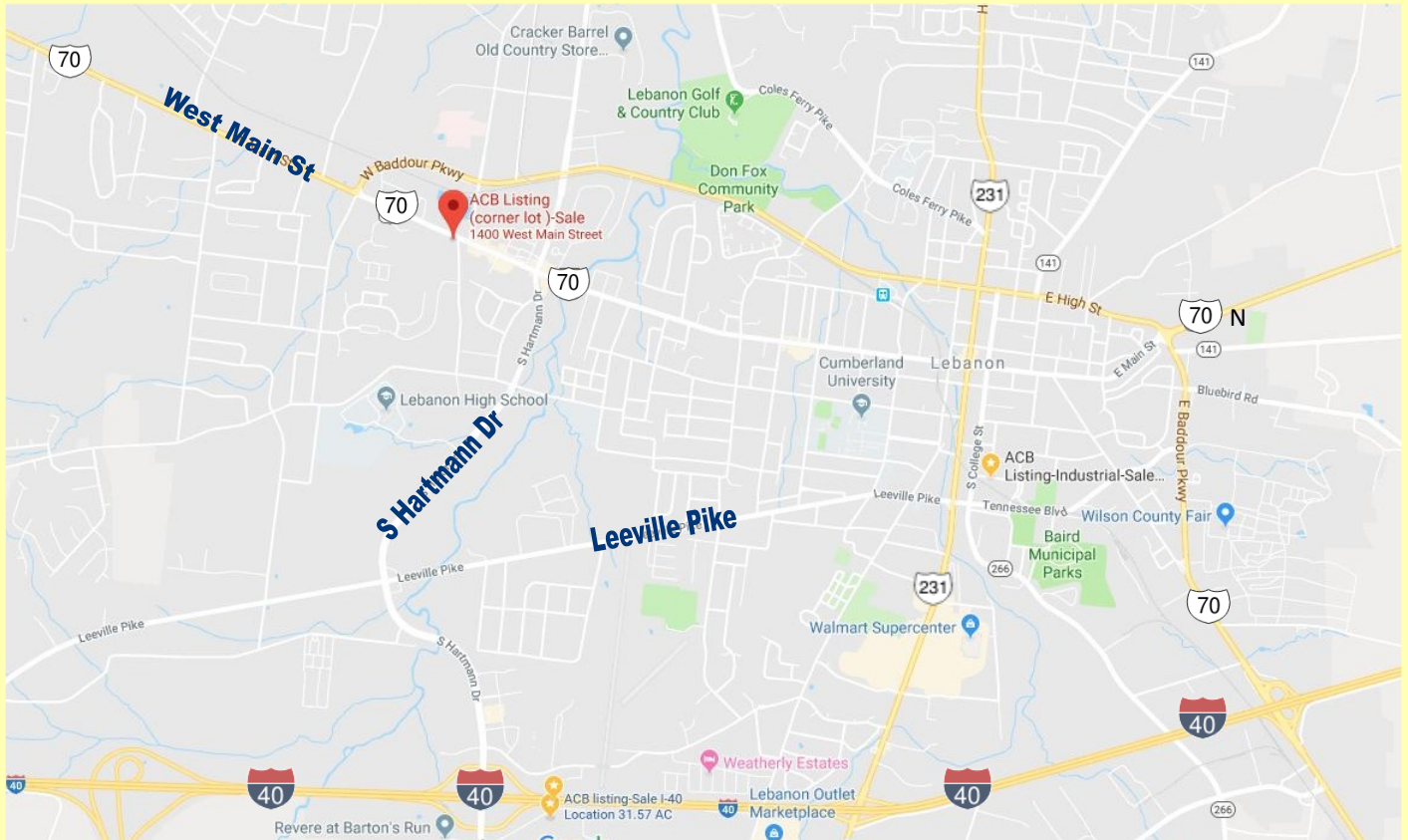
AERIAL. STREET VIEW

1400 - 1414 W. MAIN ST | LEBANON, TN 37087



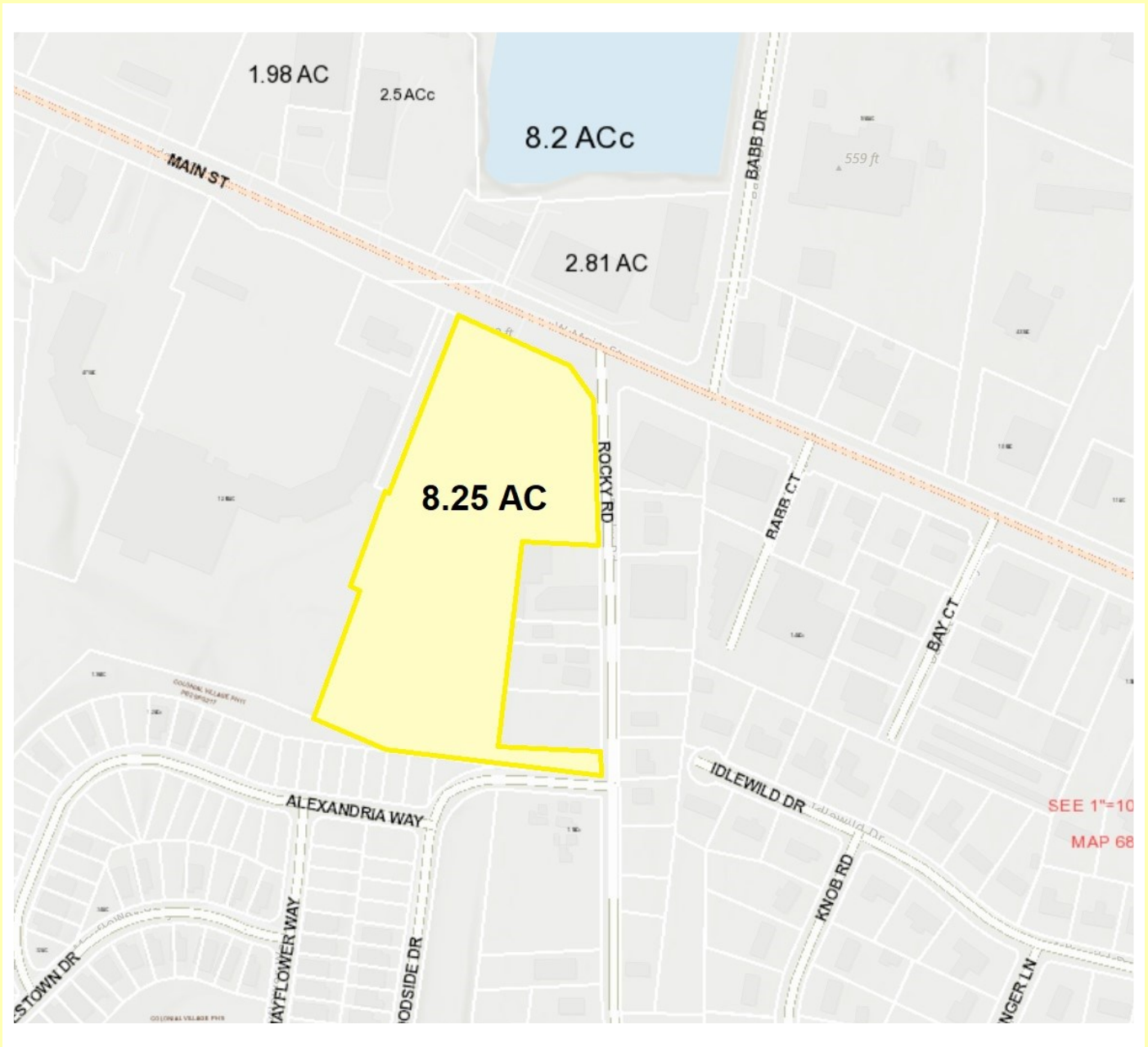
STREET MAP

1400 - 1414 W. MAIN ST | LEBANON, TN 37087



TAX MAP

1400 - 1414 W. MAIN ST | LEBANON, TN 37087



RETAIL MARKETPLACE PROFILE

1400 - 1414 W. MAIN ST | LEBANON, TN 37087



Retail Marketplace Profile

1400 W Main St, Lebanon, Tennessee, 37087
Ring: 3 mile radius

Prepared by Esri
Latitude: 36.21537
Longitude: -86.32784

Summary Demographics						
2018 Population						27,785
2018 Households						10,782
2018 Median Disposable Income						\$40,011
2018 Per Capita Income						\$26,622
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$344,609,377	\$627,234,082	-\$282,624,705	-29.1	353
Total Retail Trade	44-45	\$311,478,806	\$557,173,059	-\$245,694,253	-28.3	254
Total Food & Drink	722	\$33,130,571	\$70,061,022	-\$36,930,451	-35.8	99
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$67,783,692	\$126,268,941	-\$58,485,249	-30.1	43
Automobile Dealers	4411	\$52,935,584	\$108,558,711	-\$55,623,127	-34.4	24
Other Motor Vehicle Dealers	4412	\$8,369,583	\$6,680,588	\$1,688,995	11.2	7
Auto Parts, Accessories & Tire Stores	4413	\$6,478,525	\$11,029,641	-\$4,551,116	-26.0	12
Furniture & Home Furnishings Stores	442	\$11,436,336	\$14,002,972	-\$2,566,636	-10.1	10
Furniture Stores	4421	\$6,269,317	\$8,706,599	-\$2,437,282	-16.3	6
Home Furnishings Stores	4422	\$5,167,019	\$5,296,373	-\$129,354	-1.2	4
Electronics & Appliance Stores	443	\$9,796,458	\$4,473,182	\$5,323,276	37.3	10
Bldg Materials, Garden Equip. & Supply Stores	444	\$20,377,005	\$45,570,167	-\$25,193,162	-38.2	12
Bldg Material & Supplies Dealers	4441	\$18,813,654	\$44,109,878	-\$25,296,224	-40.2	9
Lawn & Garden Equip & Supply Stores	4442	\$1,563,351	\$1,460,288	\$103,063	3.4	3
Food & Beverage Stores	445	\$55,710,162	\$95,310,794	-\$39,600,632	-26.2	26
Grocery Stores	4451	\$48,741,720	\$89,493,817	-\$40,752,097	-29.5	18
Specialty Food Stores	4452	\$2,746,871	\$1,157,464	\$1,589,407	40.7	2
Beer, Wine & Liquor Stores	4453	\$4,221,571	\$4,659,512	-\$437,941	-4.9	7
Health & Personal Care Stores	446,4461	\$17,448,939	\$37,978,291	-\$20,529,352	-37.0	23
Gasoline Stations	447,4471	\$34,380,846	\$65,093,898	-\$30,713,052	-30.9	22
Clothing & Clothing Accessories Stores	448	\$14,244,144	\$25,548,738	-\$11,304,594	-28.4	34
Clothing Stores	4481	\$9,065,575	\$12,994,058	-\$3,928,483	-17.8	22
Shoe Stores	4482	\$2,728,273	\$5,249,259	-\$2,520,986	-31.6	4
Jewelry, Luggage & Leather Goods Stores	4483	\$2,450,296	\$7,305,421	-\$4,855,125	-49.8	8
Sporting Goods, Hobby, Book & Music Stores	451	\$8,495,407	\$6,809,011	\$1,686,396	11.0	11
Sporting Goods/Hobby/Musical Instr Stores	4511	\$7,195,784	\$6,703,907	\$491,877	3.5	10
Book, Periodical & Music Stores	4512	\$1,299,623	\$105,104	\$1,194,519	85.0	1
General Merchandise Stores	452	\$53,294,418	\$94,727,763	-\$41,433,345	-28.0	17
Department Stores Excluding Leased Depts.	4521	\$38,744,689	\$84,275,237	-\$45,530,548	-37.0	8
Other General Merchandise Stores	4529	\$14,549,729	\$10,452,527	\$4,097,202	16.4	9
Miscellaneous Store Retailers	453	\$12,585,240	\$37,070,911	-\$24,485,671	-49.3	42
Florists	4531	\$453,767	\$543,498	-\$89,731	-9.0	3
Office Supplies, Stationery & Gift Stores	4532	\$2,276,061	\$2,911,244	-\$635,183	-12.2	3
Used Merchandise Stores	4533	\$1,495,435	\$3,117,330	-\$1,621,895	-35.2	10
Other Miscellaneous Store Retailers	4539	\$8,359,977	\$30,498,839	-\$22,138,862	-57.0	27
Nonstore Retailers	454	\$5,926,160	\$4,318,391	\$1,607,769	15.7	3
Electronic Shopping & Mail-Order Houses	4541	\$4,407,298	\$3,908,478	\$498,820	6.0	2
Vending Machine Operators	4542	\$520,815	\$0	\$520,815	100.0	0
Direct Selling Establishments	4543	\$998,048	\$409,913	\$588,135	41.8	1
Food Services & Drinking Places	722	\$33,130,571	\$70,061,022	-\$36,930,451	-35.8	99
Special Food Services	7223	\$439,634	\$246,402	\$193,232	28.2	3
Drinking Places - Alcoholic Beverages	7224	\$633,480	\$1,716,435	-\$1,082,955	-46.1	3
Restaurants/Other Eating Places	7225	\$32,057,457	\$68,098,185	-\$36,040,728	-36.0	93

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail Marketplace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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RETAIL MARKETPLACE PROFILE

1400 - 1414 W. MAIN ST | LEBANON, TN 37087

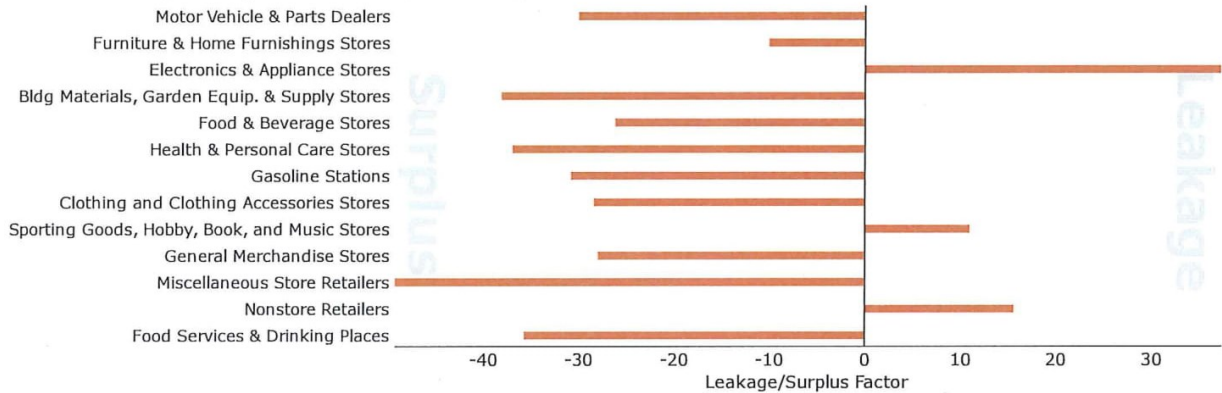


Retail MarketPlace Profile

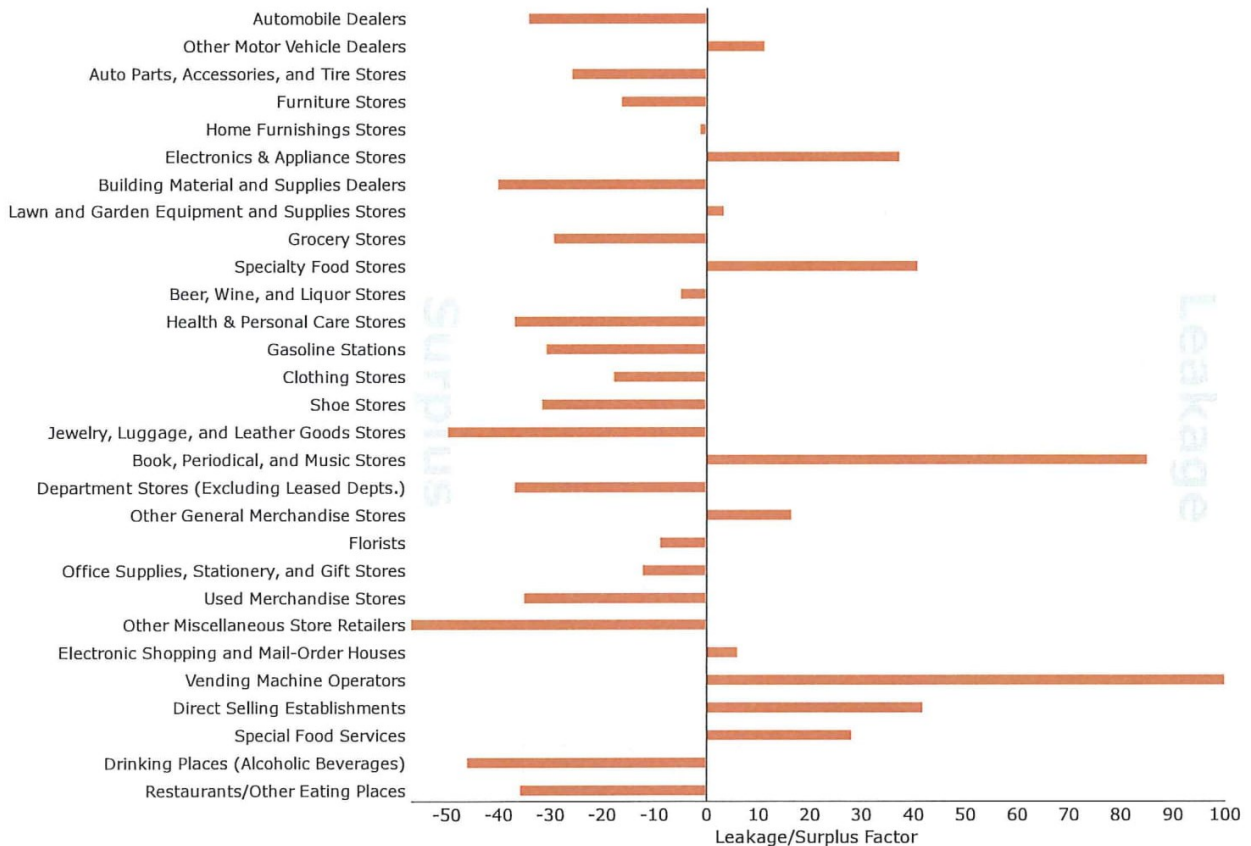
1400 W Main St, Lebanon, Tennessee, 37087
Ring: 3 mile radius

Prepared by Esri
Latitude: 36.21537
Longitude: -86.32784

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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RETAIL MARKETPLACE PROFILE

1400 - 1414 W. MAIN ST | LEBANON, TN 37087



Retail MarketPlace Profile

1400 W Main St, Lebanon, Tennessee, 37087
Ring: 5 mile radius

Prepared by Esri
Latitude: 36.21537
Longitude: -86.32784

Summary Demographics

2018 Population	41,430
2018 Households	15,708
2018 Median Disposable Income	\$43,488
2018 Per Capita Income	\$27,922

2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$520,216,350	\$826,246,744	-\$306,030,394	-22.7	446
Total Retail Trade	44-45	\$470,641,395	\$742,378,202	-\$271,736,807	-22.4	324
Total Food & Drink	722	\$49,574,956	\$83,868,542	-\$34,293,586	-25.7	122

2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$103,133,124	\$145,413,266	-\$42,280,142	-17.0	60
Automobile Dealers	4411	\$80,529,544	\$116,464,638	-\$35,935,094	-18.2	33
Other Motor Vehicle Dealers	4412	\$12,841,927	\$15,724,218	-\$2,882,291	-10.1	12
Auto Parts, Accessories & Tire Stores	4413	\$9,761,652	\$13,224,410	-\$3,462,758	-15.1	15
Furniture & Home Furnishings Stores	442	\$17,205,726	\$15,483,139	\$1,722,587	5.3	12
Furniture Stores	4421	\$9,371,331	\$9,096,017	\$275,314	1.5	6
Home Furnishings Stores	4422	\$7,834,395	\$6,387,121	\$1,447,274	10.2	6
Electronics & Appliance Stores	443	\$14,556,548	\$5,143,281	\$9,413,267	47.8	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$31,618,473	\$53,191,968	-\$21,573,495	-25.4	17
Bldg Material & Supplies Dealers	4441	\$29,176,821	\$51,490,092	-\$22,313,271	-27.7	13
Lawn & Garden Equip & Supply Stores	4442	\$2,441,652	\$1,701,875	\$739,777	17.9	4
Food & Beverage Stores	445	\$83,663,565	\$100,626,254	-\$16,962,689	-9.2	33
Grocery Stores	4451	\$73,249,879	\$93,668,188	-\$20,418,309	-12.2	22
Specialty Food Stores	4452	\$4,123,051	\$1,287,885	\$2,835,166	52.4	3
Beer, Wine & Liquor Stores	4453	\$6,290,635	\$5,670,181	\$620,454	5.2	8
Health & Personal Care Stores	446,4461	\$26,409,359	\$39,655,110	-\$13,245,751	-20.0	25
Gasoline Stations	447,4471	\$51,867,591	\$177,279,184	-\$125,411,593	-54.7	30
Clothing & Clothing Accessories Stores	448	\$21,256,126	\$34,608,118	-\$13,351,992	-23.9	44
Clothing Stores	4481	\$13,556,774	\$18,467,157	-\$4,910,383	-15.3	29
Shoe Stores	4482	\$4,086,810	\$8,547,340	-\$4,460,530	-35.3	6
Jewelry, Luggage & Leather Goods Stores	4483	\$3,612,542	\$7,593,621	-\$3,981,079	-35.5	8
Sporting Goods, Hobby, Book & Music Stores	451	\$12,766,180	\$8,359,239	\$4,406,941	20.9	14
Sporting Goods/Hobby/Musical Instr Stores	4511	\$10,840,545	\$8,176,600	\$2,663,945	14.0	13
Book, Periodical & Music Stores	4512	\$1,925,635	\$182,639	\$1,742,996	82.7	1
General Merchandise Stores	452	\$80,064,930	\$104,405,617	-\$24,340,687	-13.2	20
Department Stores Excluding Leased Depts.	4521	\$58,148,897	\$92,406,645	-\$34,257,748	-22.8	9
Other General Merchandise Stores	4529	\$21,916,034	\$11,998,972	\$9,917,062	29.2	11
Miscellaneous Store Retailers	453	\$19,043,192	\$51,634,922	-\$32,591,730	-46.1	53
Florists	4531	\$705,087	\$587,270	\$117,817	9.1	3
Office Supplies, Stationery & Gift Stores	4532	\$3,412,605	\$3,304,779	\$107,826	1.6	4
Used Merchandise Stores	4533	\$2,231,530	\$3,183,548	-\$952,018	-17.6	10
Other Miscellaneous Store Retailers	4539	\$12,693,970	\$44,559,325	-\$31,865,355	-55.7	36
Nonstore Retailers	454	\$9,056,580	\$6,578,103	\$2,478,477	15.9	5
Electronic Shopping & Mail-Order Houses	4541	\$6,676,253	\$4,780,214	\$1,896,039	16.5	2
Vending Machine Operators	4542	\$780,970	\$0	\$780,970	100.0	0
Direct Selling Establishments	4543	\$1,599,357	\$1,797,889	-\$198,532	-5.8	2
Food Services & Drinking Places	722	\$49,574,956	\$83,868,542	-\$34,293,586	-25.7	122
Special Food Services	7223	\$673,463	\$281,584	\$391,879	41.0	4
Drinking Places - Alcoholic Beverages	7224	\$945,114	\$2,069,387	-\$1,124,273	-37.3	6
Restaurants/Other Eating Places	7225	\$47,956,379	\$81,517,571	-\$33,561,192	-25.9	112

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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RETAIL MARKETPLACE PROFILE

1400 - 1414 W. MAIN ST | LEBANON, TN 37087

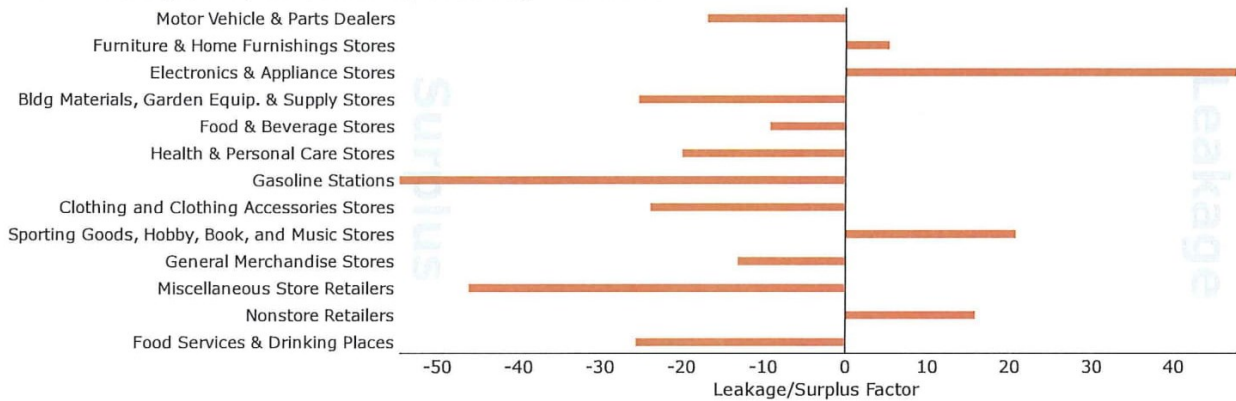


Retail MarketPlace Profile

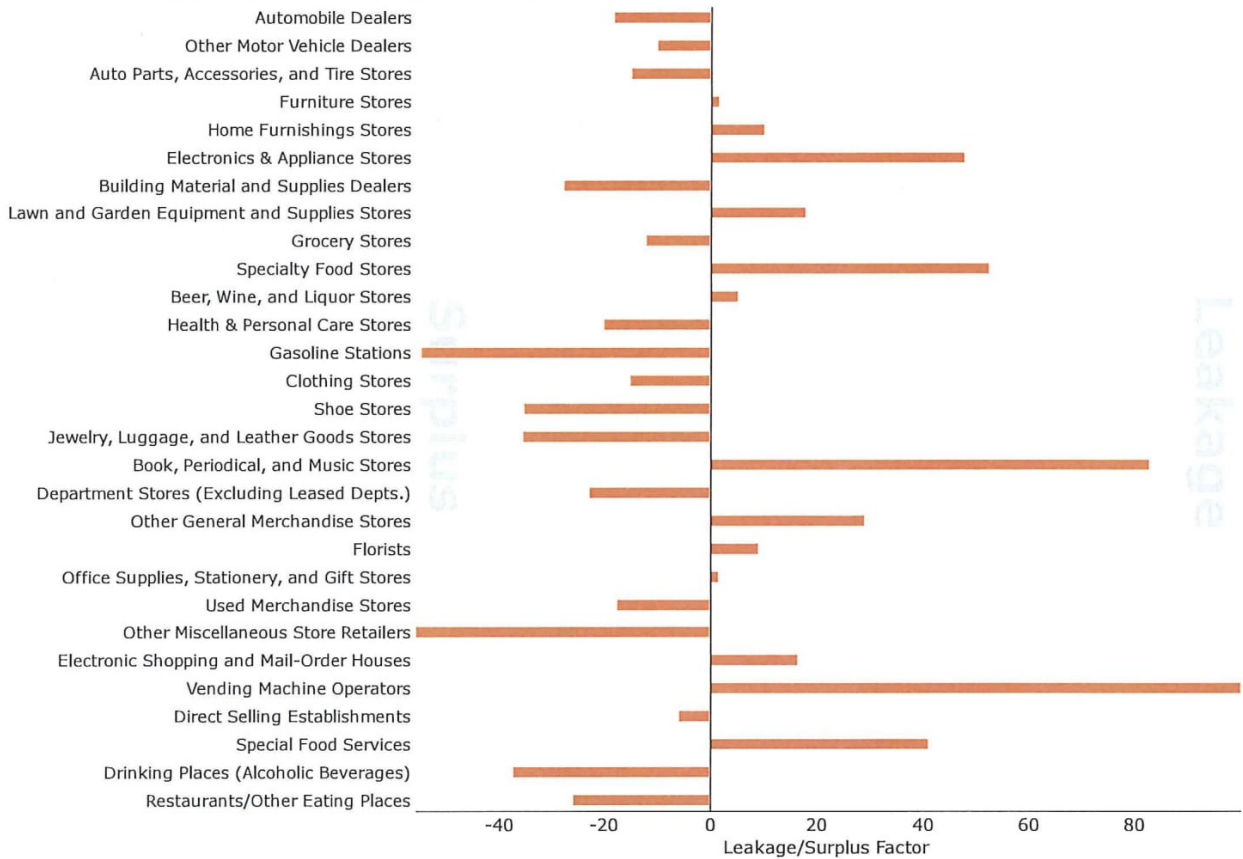
1400 W Main St, Lebanon, Tennessee, 37087
Ring: 5 mile radius

Prepared by Esri
Latitude: 36.21537
Longitude: -86.32784

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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RETAIL MARKETPLACE PROFILE

1400 - 1414 W. MAIN ST | LEBANON, TN 37087



Retail MarketPlace Profile

1400 W Main St, Lebanon, Tennessee, 37087
Ring: 10 mile radius

Prepared by Esri
Latitude: 36.21537
Longitude: -86.32784

Summary Demographics

2018 Population	79,998
2018 Households	29,852
2018 Median Disposable Income	\$50,886
2018 Per Capita Income	\$30,618

2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,081,152,752	\$992,951,507	\$88,201,245	4.3	552
Total Retail Trade	44-45	\$978,140,344	\$895,231,085	\$82,909,259	4.4	406
Total Food & Drink	722	\$103,012,408	\$97,720,422	\$5,291,986	2.6	146

2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$215,145,098	\$165,493,838	\$49,651,260	13.0	78
Automobile Dealers	4411	\$167,873,121	\$126,404,897	\$41,468,224	14.1	41
Other Motor Vehicle Dealers	4412	\$27,025,204	\$21,621,493	\$5,403,711	11.1	17
Auto Parts, Accessories & Tire Stores	4413	\$20,246,774	\$17,467,447	\$2,779,327	7.4	20
Furniture & Home Furnishings Stores	442	\$35,957,679	\$18,893,847	\$17,063,832	31.1	16
Furniture Stores	4421	\$19,404,488	\$10,023,652	\$9,380,836	31.9	8
Home Furnishings Stores	4422	\$16,553,191	\$8,870,195	\$7,682,996	30.2	8
Electronics & Appliance Stores	443	\$30,034,512	\$10,727,575	\$19,306,937	47.4	15
Bldg Materials, Garden Equip. & Supply Stores	444	\$67,693,047	\$65,046,606	\$2,646,441	2.0	25
Bldg Material & Supplies Dealers	4441	\$62,494,539	\$63,013,551	-\$519,012	-0.4	20
Lawn & Garden Equip & Supply Stores	4442	\$5,198,508	\$2,033,055	\$3,165,453	43.8	5
Food & Beverage Stores	445	\$172,526,713	\$121,021,349	\$51,505,364	17.5	43
Grocery Stores	4451	\$151,010,372	\$113,088,558	\$37,921,814	14.4	29
Specialty Food Stores	4452	\$8,491,316	\$1,790,200	\$6,701,116	65.2	5
Beer, Wine & Liquor Stores	4453	\$13,025,025	\$6,142,591	\$6,882,434	35.9	9
Health & Personal Care Stores	446,4461	\$54,681,430	\$41,662,771	\$13,018,659	13.5	29
Gasoline Stations	447,4471	\$107,102,674	\$216,251,780	-\$109,149,106	-33.8	36
Clothing & Clothing Accessories Stores	448	\$44,127,185	\$41,752,769	\$2,374,416	2.8	51
Clothing Stores	4481	\$28,132,352	\$23,342,853	\$4,789,499	9.3	35
Shoe Stores	4482	\$8,520,494	\$9,631,191	-\$1,110,697	-6.1	7
Jewelry, Luggage & Leather Goods Stores	4483	\$7,474,338	\$8,778,726	-\$1,304,388	-8.0	9
Sporting Goods, Hobby, Book & Music Stores	451	\$26,595,084	\$14,324,005	\$12,271,079	30.0	19
Sporting Goods/Hobby/Musical Instr Stores	4511	\$22,648,087	\$13,742,754	\$8,905,333	24.5	17
Book, Periodical & Music Stores	4512	\$3,946,997	\$581,252	\$3,365,745	74.3	2
General Merchandise Stores	452	\$166,078,176	\$121,162,782	\$44,915,394	15.6	25
Department Stores Excluding Leased Depts.	4521	\$120,761,994	\$105,641,910	\$15,120,084	6.7	10
Other General Merchandise Stores	4529	\$45,316,182	\$15,520,872	\$29,795,310	49.0	15
Miscellaneous Store Retailers	453	\$39,368,088	\$69,019,291	-\$29,651,203	-27.4	62
Florists	4531	\$1,515,263	\$621,172	\$894,091	41.8	3
Office Supplies, Stationery & Gift Stores	4532	\$7,108,200	\$4,278,070	\$2,830,130	24.9	6
Used Merchandise Stores	4533	\$4,618,118	\$3,633,669	\$984,449	11.9	11
Other Miscellaneous Store Retailers	4539	\$26,126,507	\$60,486,380	-\$34,359,873	-39.7	42
Nonstore Retailers	454	\$18,830,658	\$9,874,473	\$8,956,185	31.2	7
Electronic Shopping & Mail-Order Houses	4541	\$13,844,042	\$8,004,076	\$5,839,966	26.7	4
Vending Machine Operators	4542	\$1,607,187	\$0	\$1,607,187	100.0	0
Direct Selling Establishments	4543	\$3,379,429	\$1,839,913	\$1,539,516	29.5	3
Food Services & Drinking Places	722	\$103,012,408	\$97,720,422	\$5,291,986	2.6	146
Special Food Services	7223	\$1,428,497	\$382,937	\$1,045,560	57.7	5
Drinking Places - Alcoholic Beverages	7224	\$1,956,841	\$2,164,603	-\$207,762	-5.0	7
Restaurants/Other Eating Places	7225	\$99,627,069	\$95,172,882	\$4,454,187	2.3	134

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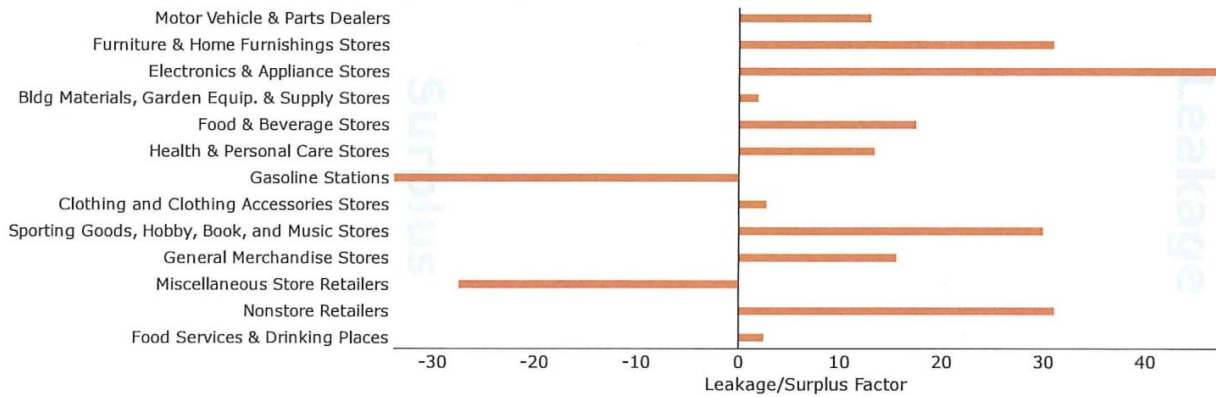


Retail MarketPlace Profile

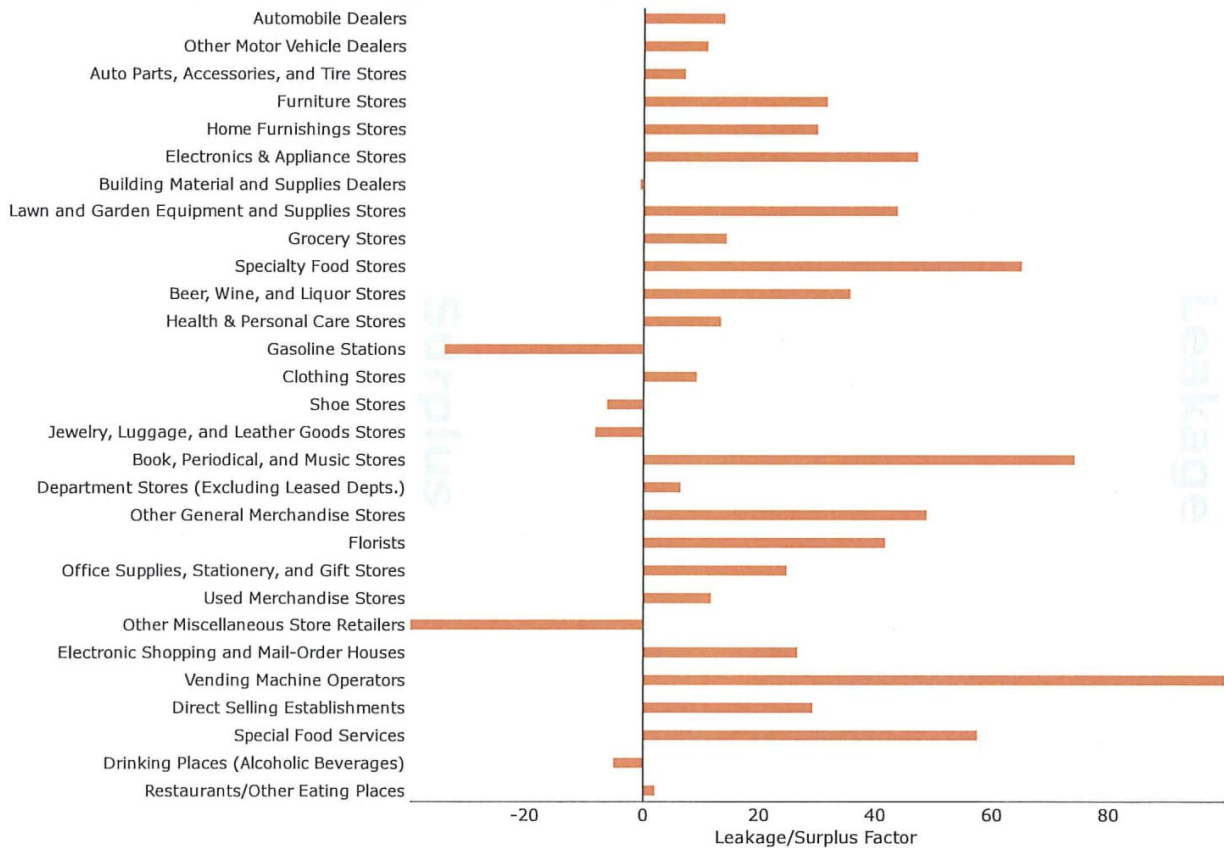
1400 W Main St, Lebanon, Tennessee, 37087
Ring: 10 mile radius

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2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group

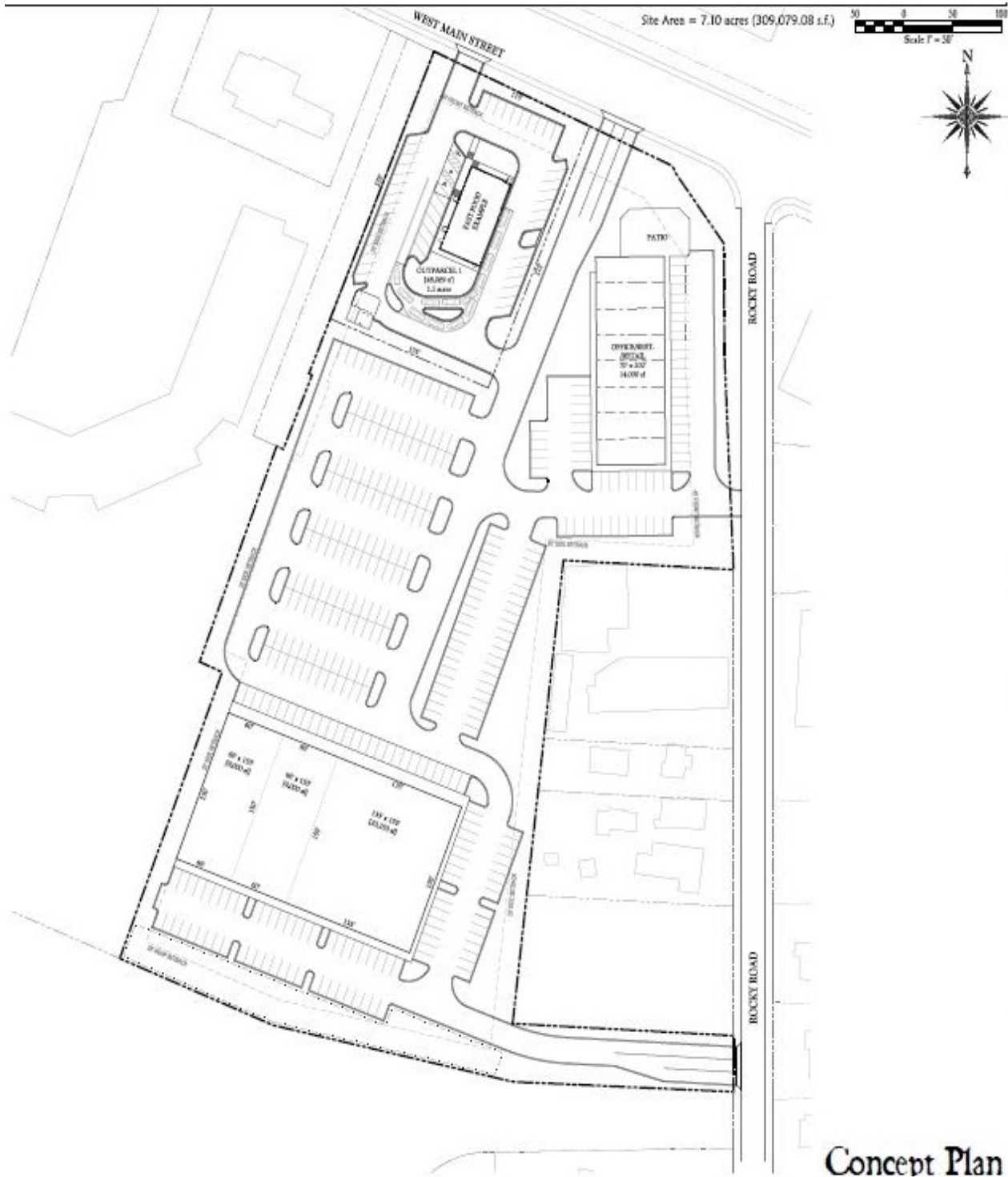


Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

July 09 2018

CONCEPT PLAN A

1400 - 1414 W. MAIN ST | LEBANON, TN 37087



Site Address:
1400-1414
Lebanon, TN

Site Scale:
Designed By:
Charley Dean, PE

Dean Design Group, LLC
Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon, TN 37087
Phone: 615-303-6336; Email: charley@deandesigngroup.com

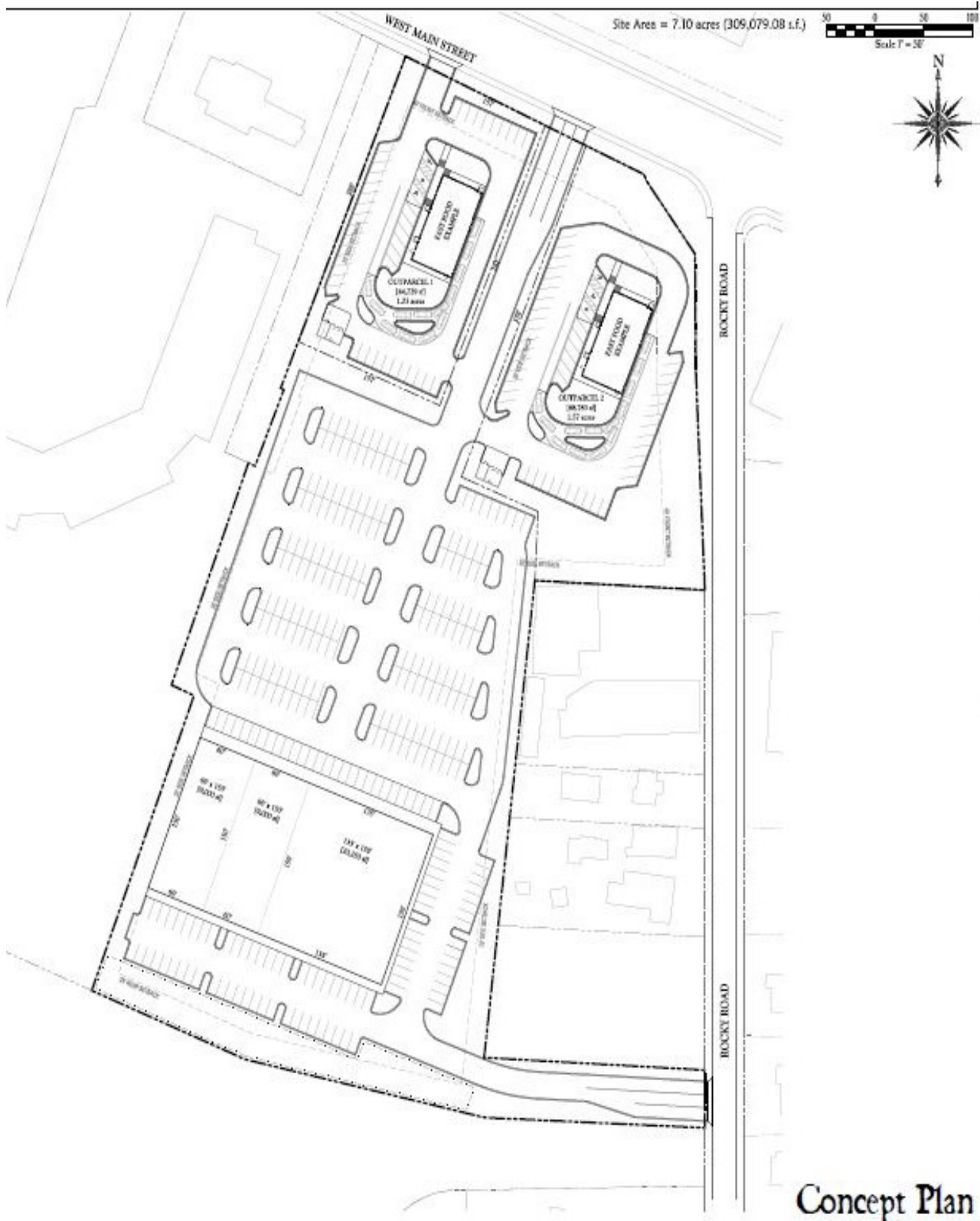
McKee's Crossing
Tax Map 68A, Parcels 3, 4 & 5 in Wilson Co.
1400 & 1414 West Main Street, Lebanon, Tennessee

Permit Info:

Project 16815
A
Sheet 1 of 1

Concept Plan

CONCEPT PLAN B
 1400 - 1414 W. MAIN ST | LEBANON, TN 37087



Revised:
 June 2015
 Revision

Scale

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McKee's Crossing
 Tax Map 68A, Parcel 3, 4 & 5 in Wilson Co.,
 1400 & 1414 West Main Street, Lebanon, Tennessee

Permit Info:

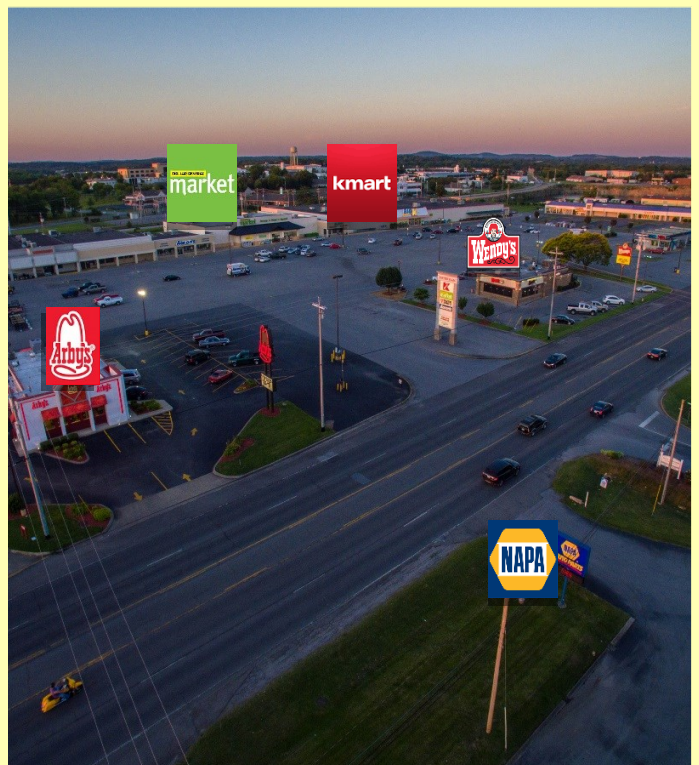
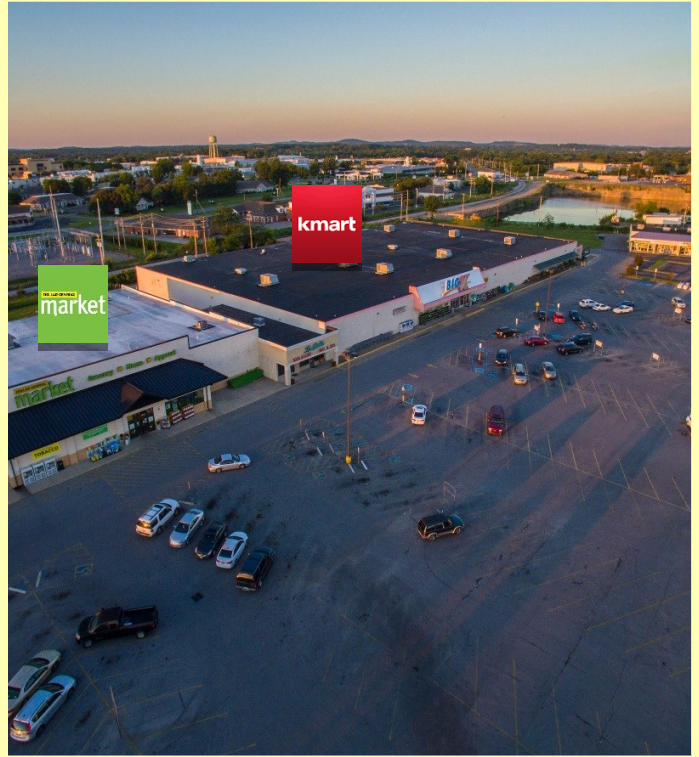
Project: 18045

B

Sheet 1 of 1

SAMPLE OF AREA BUSINESS

1400 - 1414 W. MAIN ST | LEBANON, TN 37087



SAMPLE OF AREA BUSINESS

1400 - 1414 W. MAIN ST | LEBANON, TN 37087

