

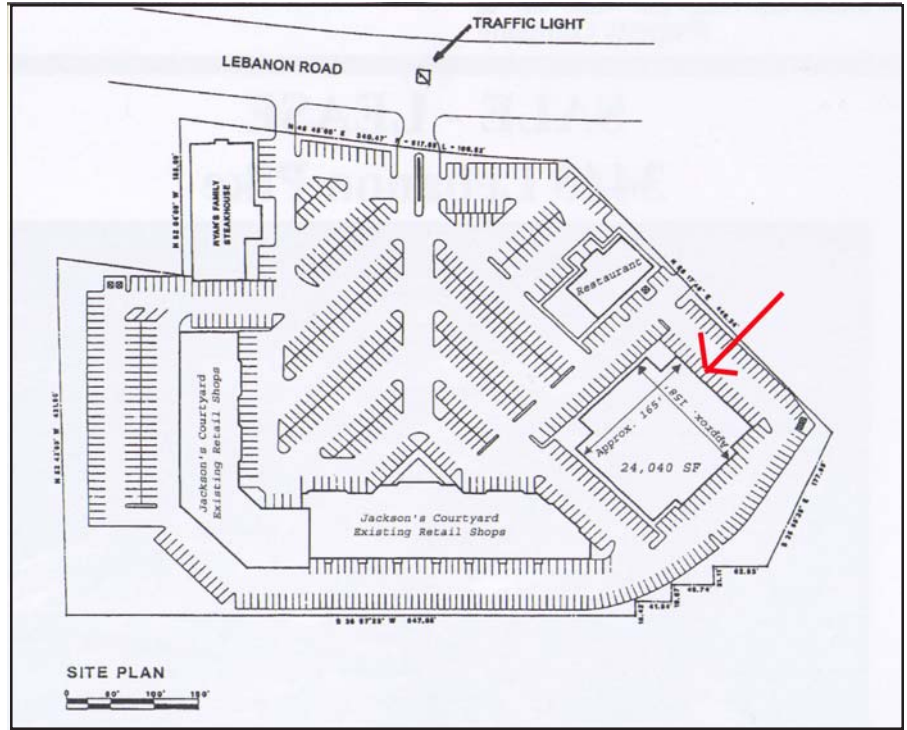
# LEASE

## 3445 Lebanon Pike



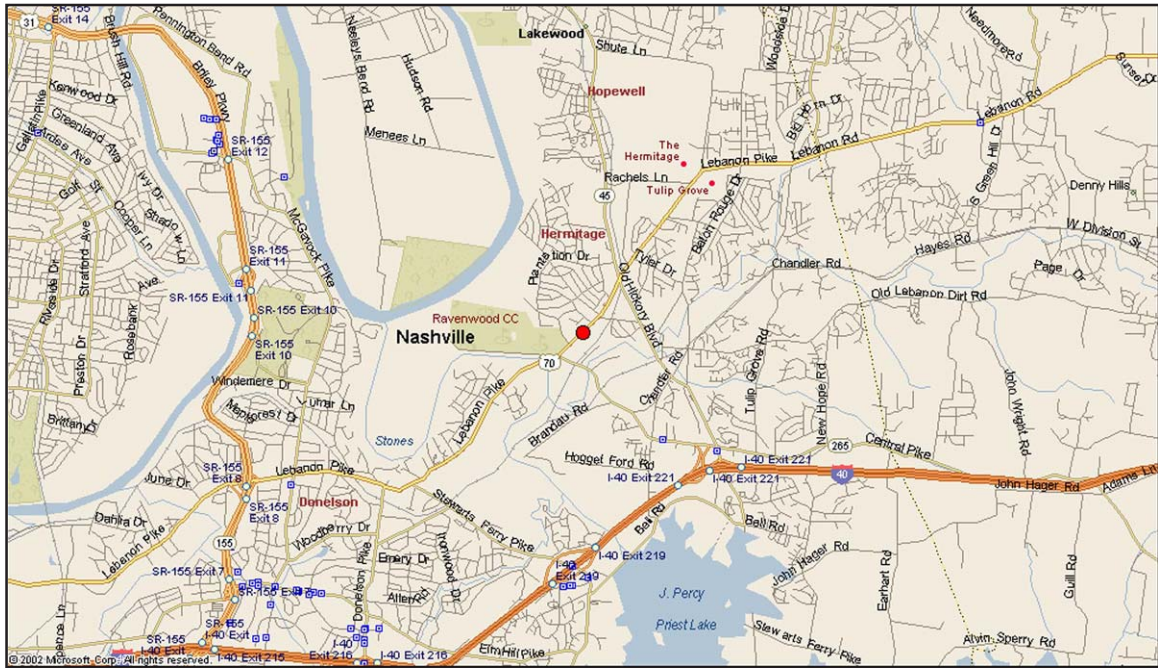
## Nashville, TN

- ± 1.529 acres with 24,040 SF Building
- Zoned CS (Commercial Service)
- Existing Building Can Be Demolished & Replaced with a New Building of Approx. 36,000 SF
- 34,830 Average Daily Traffic Count
- 600+ Parking Spaces via Cross Easement
- Signalized Entrance and Prominent Pylon Signage
- Excellent Redevelopment Opportunity for Single or Multi-tenant Retail Use
- Other Commercial Uses Possible

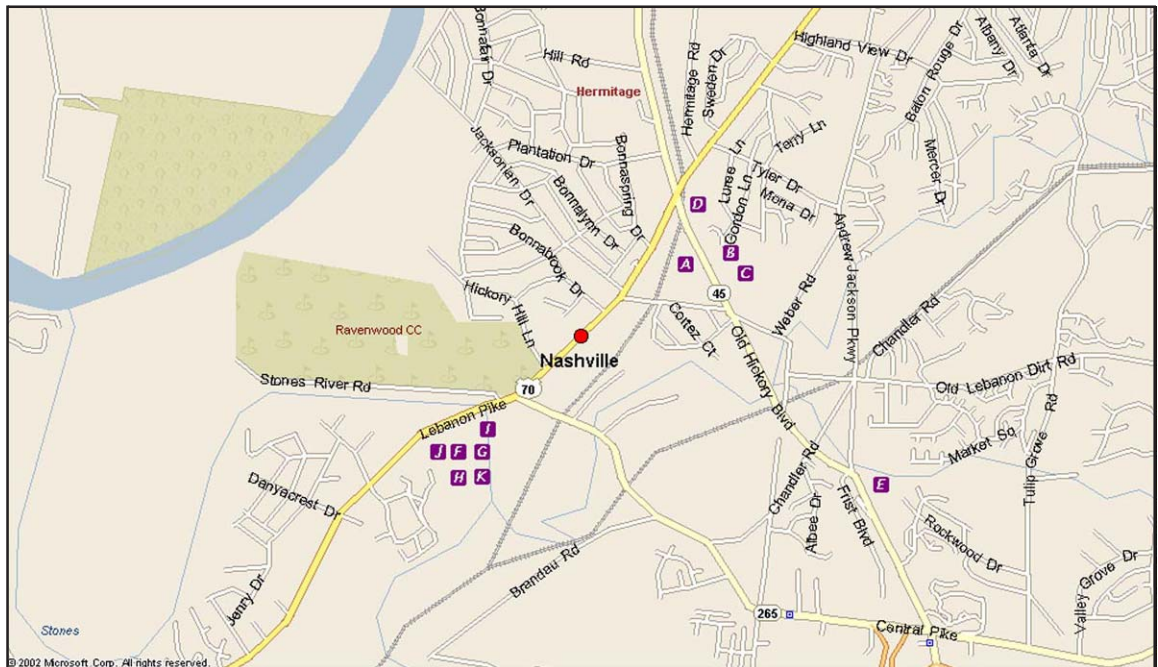


	3 Miles	5 Miles	10 Miles
2003 Population (proj)	36,894	88,652	395,108
Estimated Average Household Income	\$58,016	\$61,041	\$51,231





- |                |                |
|----------------|----------------|
| A - Lowes      | G - Party City |
| B - Home Depot | H - Goody's    |
| C - Staples    | I - Kohl's     |
| D - Walmart    | J - Marshall's |
| E - Kroger     | K - Office Max |
| F - Target     |                |



# 3445 Lebanon Pike

## View Corridor From Street

