

FOR SALE

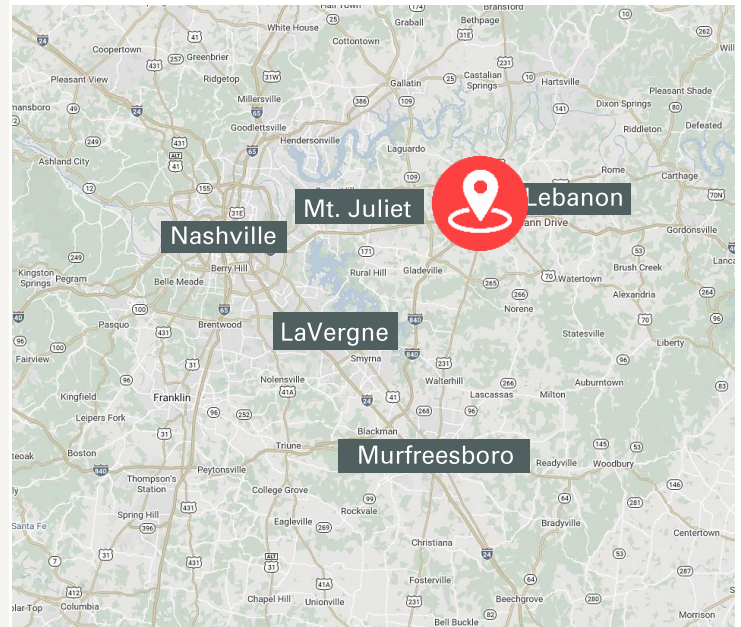
Commercial Land I ±2.29 Acres
Development Opportunity in a High Growth
Corridor in Lebanon, TN

0 South Hartmann Drive, Lebanon TN 37090
(Next to 1222 S. Hartmann Drive)



HIGHLIGHTS

- Commercial Land in a High Growth Corridor
- Ideal site for a retail or office development
- Price: \$12.48 /SF (\$1,245,000)
- ±2.29 Acres
- Zoning: Commercial General (CG)
- Utilities on site
- Shared stormwater retention pond in place
- ±1 Mile to I-40 on/off ramp
- ±182 SF of frontage on S. Hartmann Drive
- (Traffic Count: 16,107 AADT)
- Site is surrounded by a dense mix of retailers attracting a wide range of consumers



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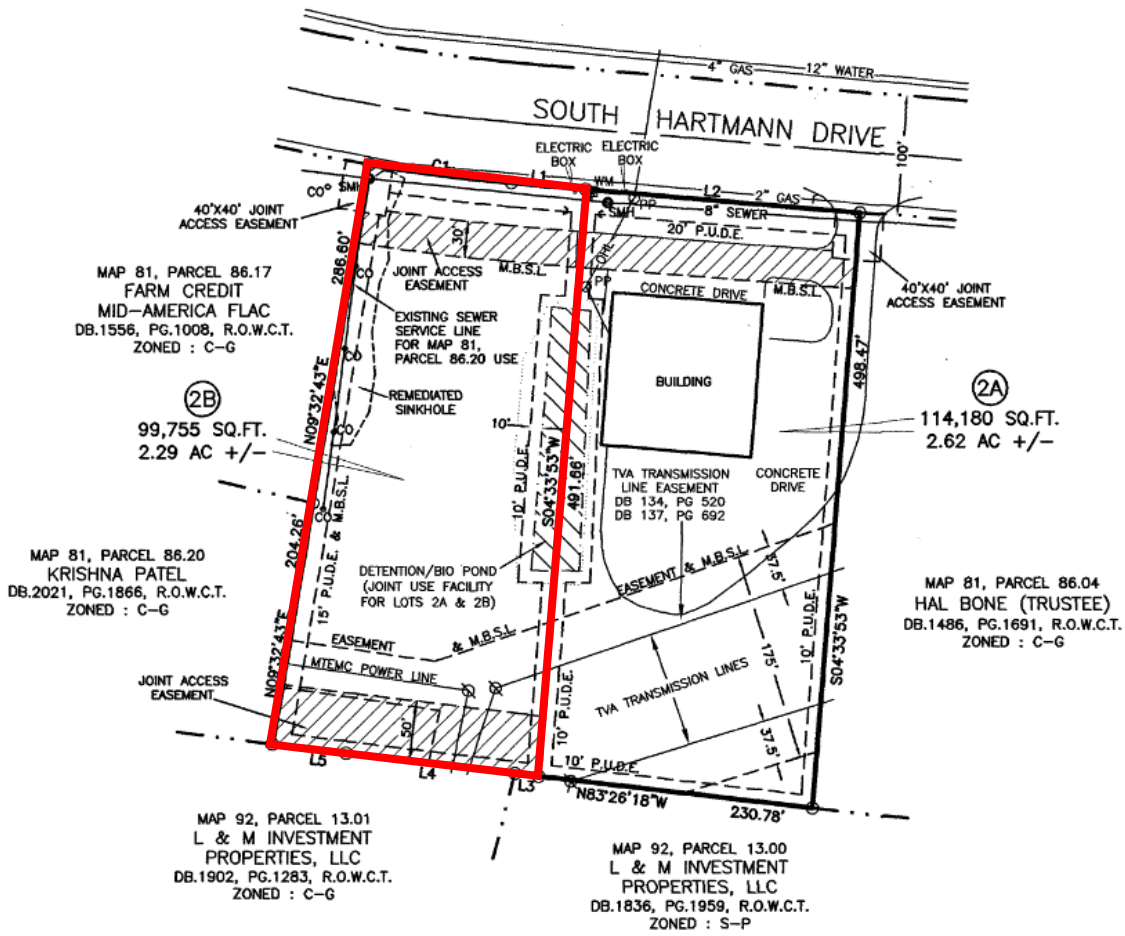
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 Wilson County

CHARLES
 HAWKINS CO.

SITE MAP



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PHOTOS / AERIAL



| DISTANCES | |
|------------------|------------|
| I-40 | ±0.9 Miles |
| Downtown Lebanon | ±2.8 Miles |
| Nashville | ±30 Miles |

- Walmart
- Aldi
- Chick-fil-A
- Lowes
- Whataburger
- Chipotle
- Zaxby's
- Cracker Barrel
- Panera Bread
- Cook Out
- Sally Beauty
- Subway
- Starbucks
- Shoney's
- Logan's Roadhouse
- Etc.

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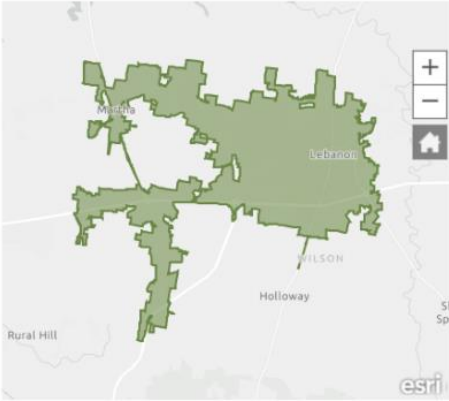
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CHARLES HAWKINS CO.

CITY OF LEBANON

POPULATION TRENDS AND KEY INDICATORS

Lebanon City, TN



| | | | | | | | | |
|---------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 38,039 | 14,405 | 2.55 | 39.5 | \$57,405 | \$229,973 | 89 | 151 | 46 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

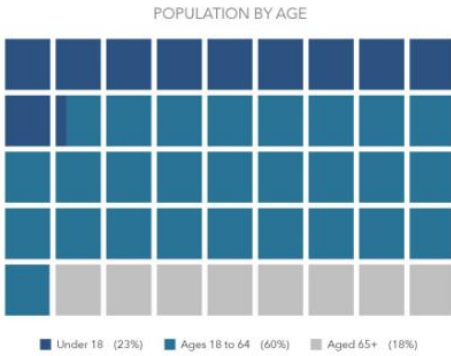
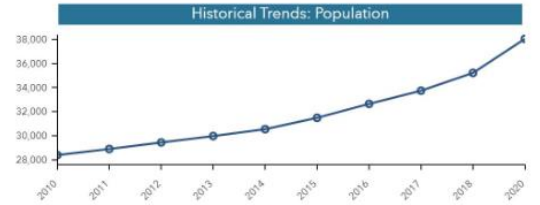
MORTGAGE INDICATORS



\$8,989
 Avg Spent on Mortgage & Basics



16.7%
 Percent of Income for Mortgage



POPULATION BY GENERATION



7.8%
 Greatest Gen: Born 1945/Earlier



21.6%
 Baby Boomer: Born 1946 to 1964



19.9%
 Generation X: Born 1965 to 1980



22.5%
 Millennial: Born 1981 to 1998



23.2%
 Generation Z: Born 1999 to 2016

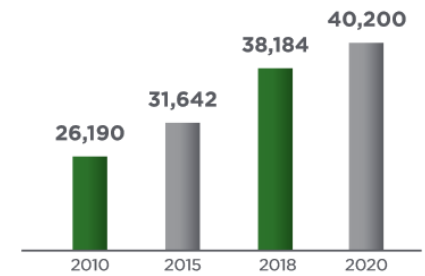


4.9%
 Alpha: Born 2017 to Present

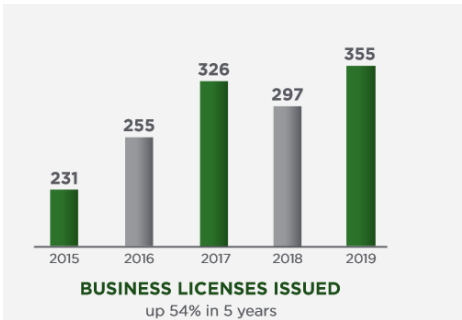
esri THE ESRI COMPANY This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2016, 2020, 2025. © 2020 Esri



- #1** FASTEST GROWING COUNTY in Tennessee
- #1** METROPOLITAN STATISTICAL AREA in U.S. for economic growth
- #1** RANKED AIRPORT in Tennessee
- #2** WEALTHIEST COUNTY in Tennessee
- #2** HIGHEST COUNTY ACT SCORES in Tennessee



POPULATION up 53% in 10 years



BUSINESS LICENSES ISSUED up 54% in 5 years

*Graphics & Data Provided By: City of Lebanon

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