

900 SOUTH HARTMANN DRIVE

LEBANON, TN 37090



PROPERTY SUMMARY



PROPERTY DESCRIPTION

900 S. Hartmann Drive offers 4,000+ SF available in a brand-new multi-tenant retail strip center in Lebanon, Tennessee – the fastest-growing city in Wilson County. The center features national co-tenants Mission Pet Health, Moe's Southwest Grill, and Hummus Republic, alongside a standalone Swig currently under development on-site. Positioned in Lebanon's dominant retail corridor with 24,000+ vehicles per day and direct access to I-40, the property benefits from anchor shadow synergy with Home Depot, In-N-Out, and soon-to-open Sam's Club and Target. With the trade area growing nearly 4% annually and rising household incomes, this is a rare opportunity to join a powerhouse Lebanon retail destination.

PROPERTY HIGHLIGHTS

- National co-tenancy: Moe's Southwest Grill + Swig outlet
- Anchor shadow opportunity near Home Depot, In-N-Out, Sam's Club (coming soon), and Target (coming soon)
- 24,000+ vehicles per day on S. Hartmann Dr. and direct access to I-40
- Explosive trade area growth – 3.82% annual population increase
- Ample parking with excellent ingress/egress

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	5
Lot Size:	.92 Acres
Building Size:	13,918 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	10,945	20,893	38,161
Total Population	28,288	53,931	101,093
Average HH Income	\$73,054	\$83,897	\$99,362

TRAFFIC COUNTS

24,000 Vehicles Per Day



Shawn Krisher

Regional Vice President

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ADDITIONAL PHOTOS



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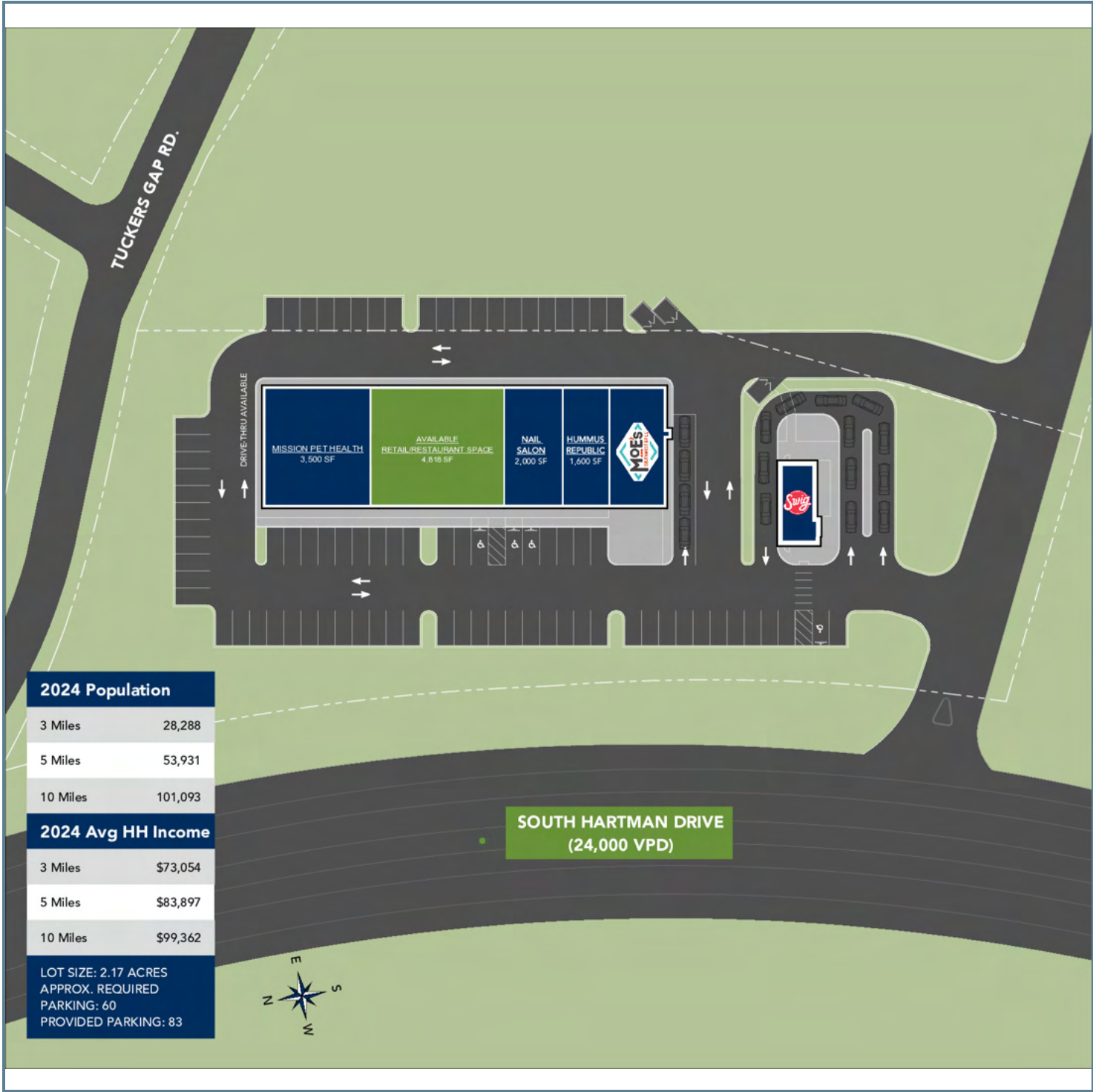
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SITE PLAN



2024 Population

3 Miles	28,288
5 Miles	53,931
10 Miles	101,093

2024 Avg HH Income

3 Miles	\$73,054
5 Miles	\$83,897
10 Miles	\$99,362

LOT SIZE: 2.17 ACRES
APPROX. REQUIRED
PARKING: 60
PROVIDED PARKING: 83



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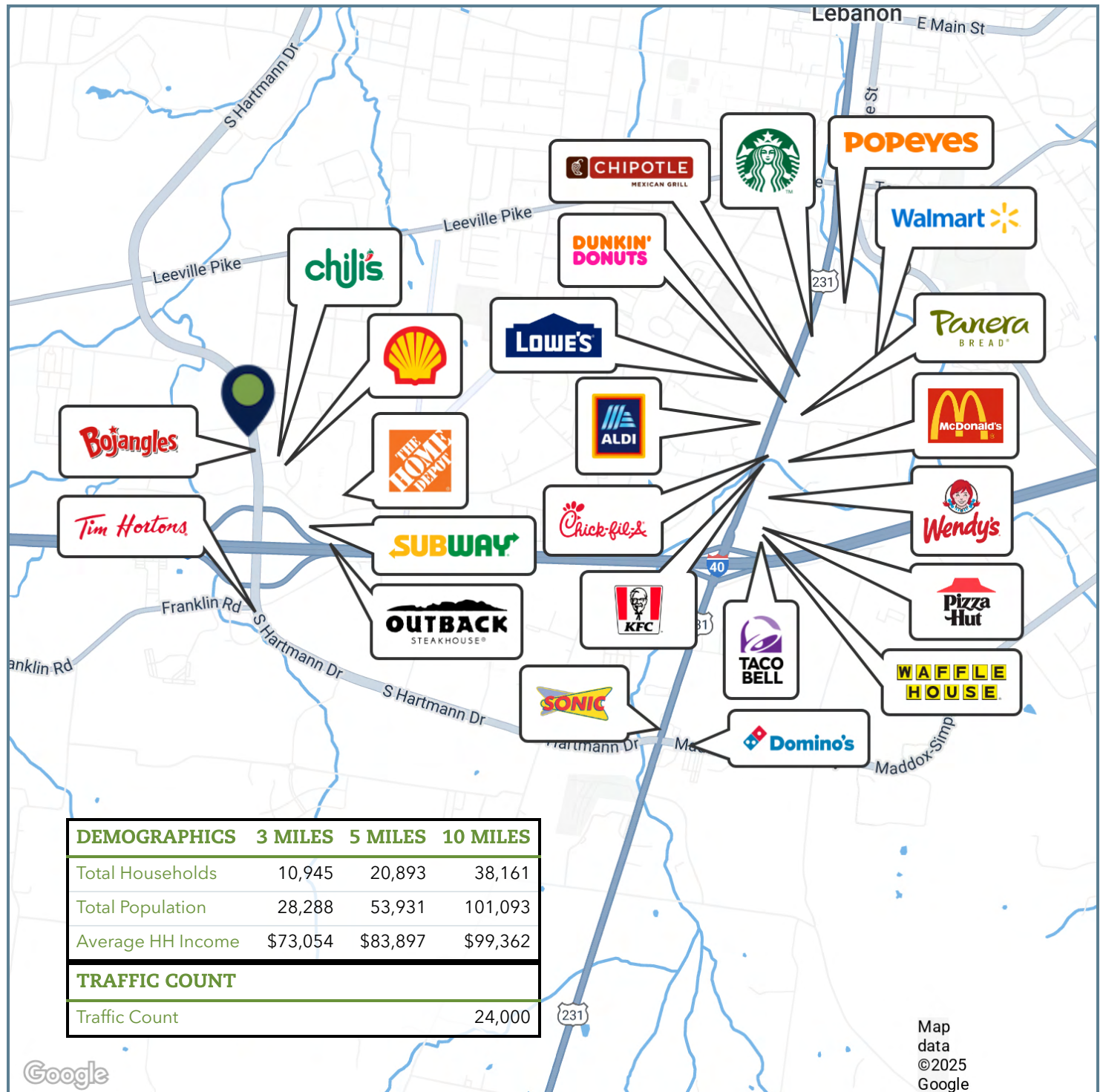
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RETAILER MAP



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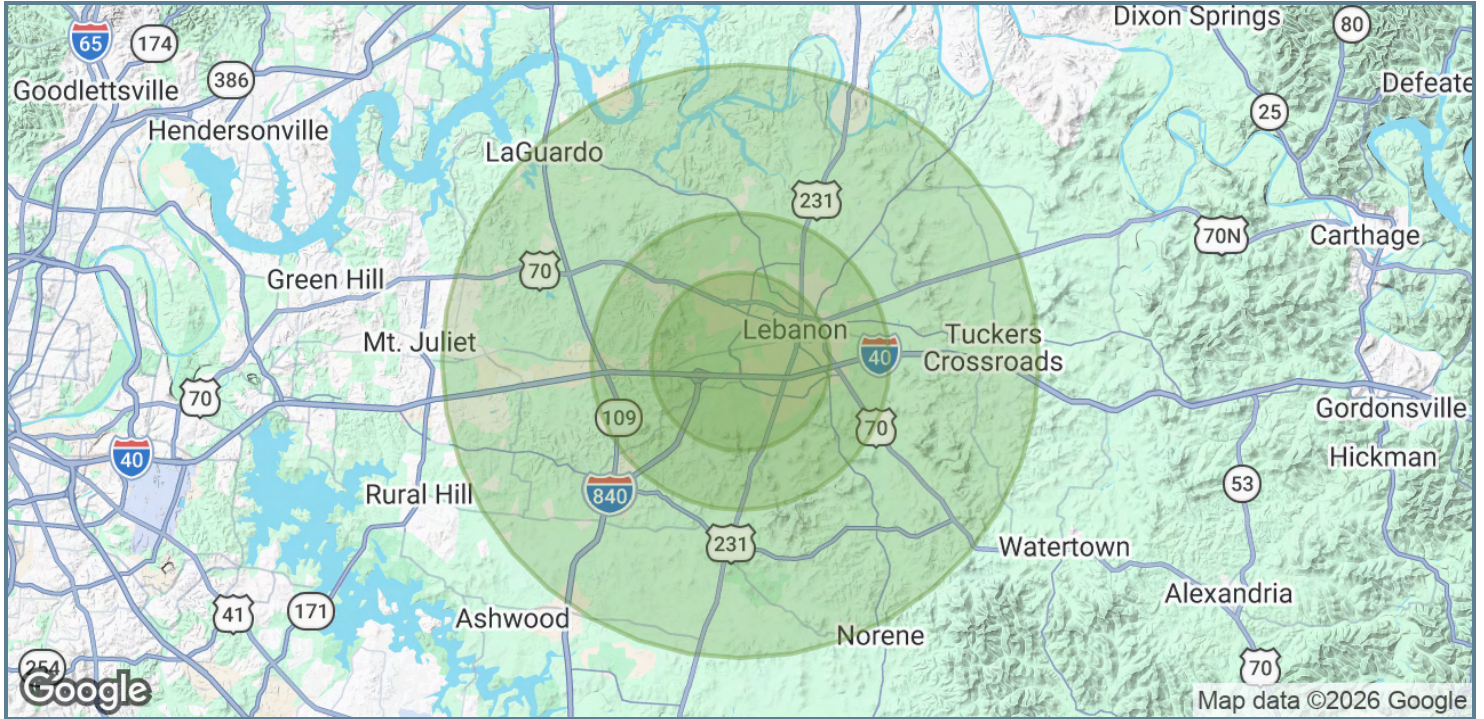
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DEMOGRAPHICS MAP & REPORT



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	28,288	53,931	101,093
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	10,945	20,893	38,161
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$73,054	\$83,897	\$99,362
Average House Value	\$366,893	\$401,930	\$464,396

TRAFFIC COUNTS

Vehicles Per Day	24,000/day
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SHELL DELIVERY CONDITION

- **Physical Condition:** Space to be dried in with exposed structural columns and roof structure.
- **Ceiling:** Exposed structure and roof deck. Roof to be fully insulated above roof deck. Minimum 12' clear space to be provided from top of ribbon slab to underside of roof structure low point.
- **Floor Condition:** Crushed stone (#57 Stone) infill between exterior shell walls to be attached to concrete ribbon slab. This allows for simple sanitary sewer tie-ins for future restroom and plumbing fixtures. Crushed stone to be filled 4" below top of concrete foundation wall.
- **Wall Condition:** Exposed structural columns. Exterior wall framing to be open for easy electrical and plumbing rough-in. Front elevation to be storefront with minimum 3'-0" storefront door. Exterior service door to be included at rear wall.
- **HVAC:** Duct-less, structure-hung space heater. Minimum single supply and return opening in roof deck to be provided for future roof-mounted HVAC unit.
- **Plumbing:** Minimum 1" water line stubbed into space. 4" sanitary sewer with clean outs stubbed up through crushed stone infill.
- **Electric:** Standard 200 amp, 208Y/120, 3 phase, 4 wire service. 200 amp panel to be located along rear wall.
- **Gas:** Min 1" gas service stubbed into space at structure level. Medium or high-pressure regulator to be included at meter.



LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

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- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

