

CREEKSIDE SHOPPING CENTER
348 S. CUMBERLAND
LEBANON / TENNESSEE



RESTAURANT SPACE

1,500 SF END-CAP

AVAILABLE NOW

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AVAILABLE

348

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AVAILABLE SPACE

1,500 SF end-cap restaurant

25' W x 60' D

Immediate availability

New restaurant buildout late 2021

3-phase power

Two restrooms

Grease trap + hood installed

Kitchen equipment available

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LEASE TERMS

NNN lease

5-year term + renewals

Personal Guarantee required

\$22/SF/YR Base Rent

+ \$4.50/SF/YR CAM (2026 Est)

+ Estimated \$250/month water/sewer paid to LL

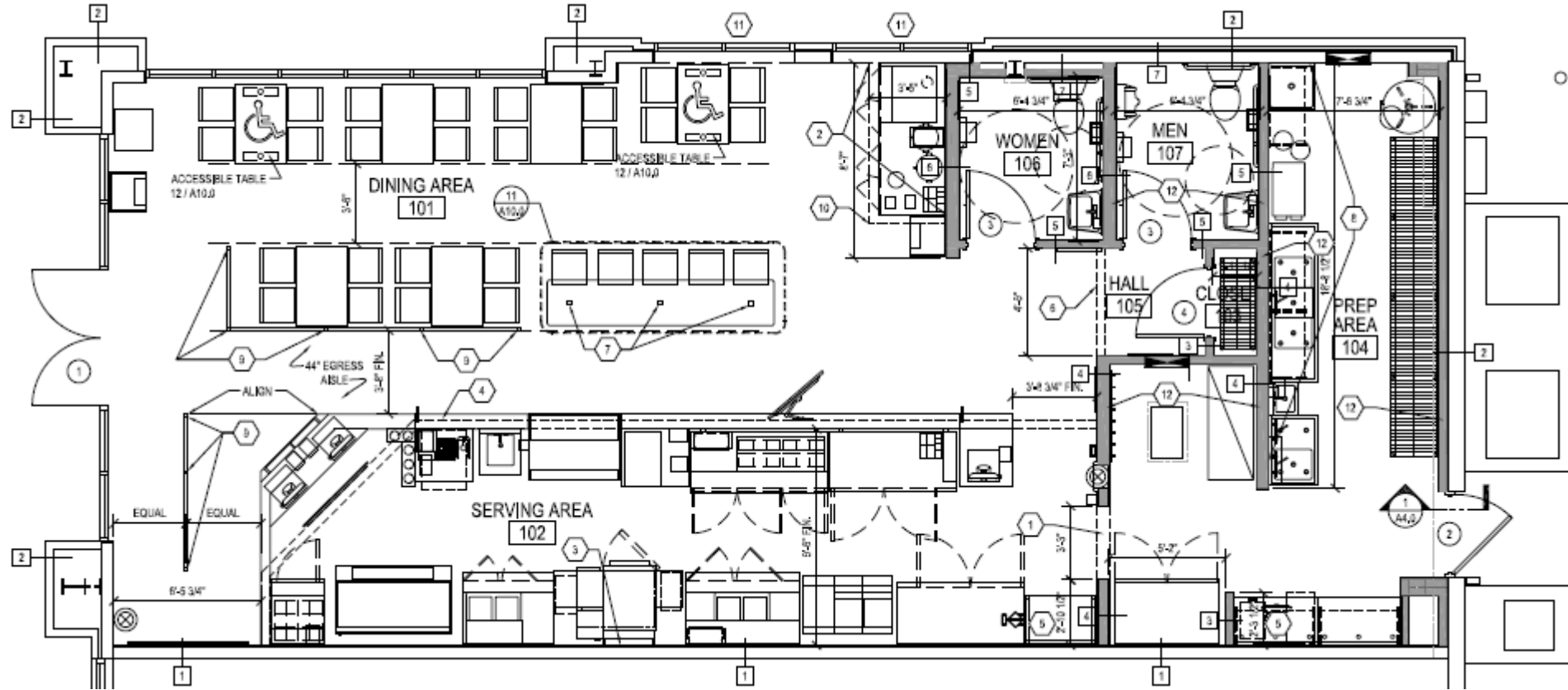
+ Electricity & gas separately metered

Tenant responsible for HVAC and non-structural

Landlord responsible for roof and structural

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FLOORPLAN



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DINING AREA



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SERVING AREA



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SERVING AREA



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PREP AREA



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RESTROOMS





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INFORMATION REQUEST

Submit the information requested below along with proposed lease terms to William Griffith at wgriffith@callisventures.com.

- Business name
- Legal name of leasing entity
- Contact information
- 2023-2025 + 2026 YTD financial statements of leasing entity (and related entities)
- Current financial statements of personal guarantor(s)
- Rental history (include location, duration, landlord contact)
- Proposed building use
- Planned improvements to the building upon taking possession, if applicable
- Desired lease start date
- Proposed base rental rate

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For additional information, please contact:

CALLIS VENTURES, LLC

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WILLIAM GRIFFITH*

President
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*Owner/Agent. Individual is a licensed real estate agent in the State of Tennessee. Individual is an employee of property owner and is not acting as a Real Estate Broker in this transaction under Tennessee state law.

