



Single-Tenant | Stand-Alone  
Retail Investment

1,860 SF on 0.56 Acres

2845 LEBANON PIKE | NASHVILLE, TN 37214

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# Property Overview

**2845 Lebanon Pike** presents the opportunity to acquire a single-tenant, income-producing retail asset in a highly visible Nashville location. The property consists of a 1,860 square-foot stand-alone building situation on approximately 0.56 acres along Lebanon Pike, a major commercial corridor with traffic counts exceeding 33,650 vehicles per day.

The asset is leased to an established retail operator that views the location as a preferred site, supporting long-term occupancy potential. In addition, approximately 0.15 acres at the rear of the property is currently leased for vehicle storage, providing supplemental income. Originally constructed in 1986, the property has been well maintained, including a roof replacement completed in 2018/2019.

This offering provides investors with stable in-place income, minimal management responsibilities, and exposure to the continued growth of the Donelson-Hermitage submarket with the Nashville MSA.

## Investment Highlights

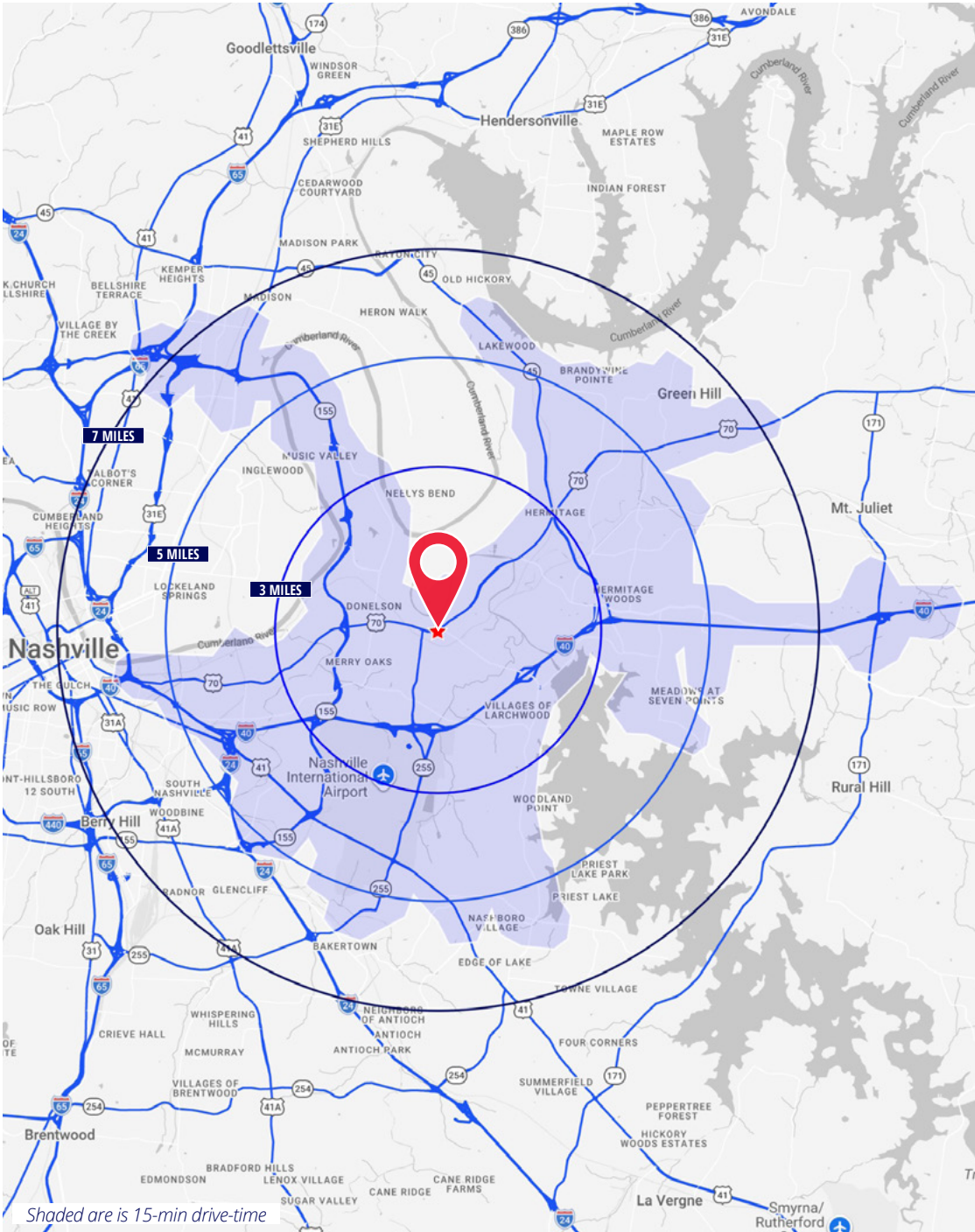
- 1,860 SF stand-alone retail building
- Situated on ±0.56 acres
- Roof replace in 2018/2019
- Two HVAC systems replaced August 2026
- Strong visibility along major retail corridor
- Existing long-term tenant is a large regional operator with 50 locations throughout Middle Tennessee
- Additional income from ±0.15-acre rear storage area existing lease
- 2026 NOI: \$69,704
- Traffic counts on Lebanon Pike are 33,651 VPD and 12,771 VPD on Stewarts Ferry Pike

Contact Agent **For Pricing Guidance**



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# Area Demographics



| POPULATION   |         |
|--------------|---------|
| 3-MILES      | 34,970  |
| 5-MILES      | 107,882 |
| 7-MILES      | 291,935 |
| 15-Min DRIVE | 112,897 |



| HOUSEHOLDS   |         |
|--------------|---------|
| 3-MILES      | 16,400  |
| 5-MILES      | 48,121  |
| 7-MILES      | 126,276 |
| 15-Min DRIVE | 49,464  |



| AVG. HH. INCOME |           |
|-----------------|-----------|
| 3-MILES         | \$101,683 |
| 5-MILES         | \$111,751 |
| 7-MILES         | \$110,564 |
| 15-Min DRIVE    | \$102,616 |



| DAYTIME POPULATION |         |
|--------------------|---------|
| 3-MILES            | 48,454  |
| 5-MILES            | 108,020 |
| 7-MILES            | 263,272 |
| 15-Min DRIVE       | 91,947  |



| MEDIAN AGE   |      |
|--------------|------|
| 3-MILES      | 36.9 |
| 5-MILES      | 36.1 |
| 7-MILES      | 34.9 |
| 15-Min DRIVE | 36.4 |



| ANN. RETAIL EXPENDITURE |          |
|-------------------------|----------|
| 3-MILES                 | \$748.4M |
| 5-MILES                 | \$2.28B  |
| 7-MILES                 | \$5.93B  |
| 15-Min DRIVE            | \$2.27B  |

# Donelson Hermitage

The Donelson-Hermitage area is one of Nashville's most established and fastest-evolving suburban corridors, defined by strong residential stability, expanding commercial activity, and exceptional regional connectivity. Located just east of Downtown Nashville and adjacent to the Nashville International Airport (BNA), the submarket benefits from a powerful combination of long-term population growth, rising household incomes, and sustained public and private investment. Donelson and Hermitage function as complementary neighborhoods with Donelson offering mature residential density and transit access, and Hermitage delivering large-format retail, recreation, and growing healthcare and service-oriented tenancy.

## Key Demand Drivers

### Population Growth & Residential Stability

Strong single-family neighborhoods, expanding multifamily options, and consistent in-migration support durable long-term demand.

### Regional Connectivity & Mobility

Immediate access to I-40, Briley Parkway, Lebanon Pike, and BNA, plus commuter rail service via the WeGo Star, creating exceptional daily traffic and employer connectivity.

### Retail, Dining & Service Concentration

Hermitage anchors eastern Davidson County's retail base with national brands and daily-needs services, while Donelson continues to densify with local dining, boutique retail, and mixed-use redevelopment.

### Parks, Recreation & Quality of Life

Percy Priest Lake, Long Hunter State Park, greenways, and community amenities reinforce the area's lifestyle appeal and year-round consumer activity.

### Business & Community Investment

Ongoing infrastructure upgrades, small-business growth, civic programming, and redevelopment momentum around Donelson Station and Hermitage Town Center elevate the submarket's commercial profile.





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