

2725 OLD LEBANON PIKE - COMING SOON!

NASHVILLE, TN 37214



PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in one of the fastest-developing areas of the country, this Nashville property is undergoing a complete remodel with modern updates and strong visibility along Lebanon Pike, a major arterial into the heart of the city. Positioned on a traffic-light corner with exposure to 34,000+ vehicles per day and a surrounding population of over 118,000 residents within five miles, this site is a rare opportunity in a market where retail vacancy is below 4%. Anchored by Starbucks, and surrounded by Publix, Kroger, and other national retailers, this property offers businesses a high-traffic, growth-oriented location in one of Nashville's most dynamic corridors.

PROPERTY HIGHLIGHTS

- Complete remodel repurposing the former bank into modern retail space to suit your business needs
- Signalized corner location on Lebanon Pike, a major arterial into the heart of Nashville, with 34,000+ vehicles per day
- Strong population base, with 118,000+ residents within a 5-mile radius
- Anchored by Starbucks, with neighboring national retailers including Publix, Kroger, and Dollar General
- Donelson is a high-demand market with retail vacancy below 4%, making this a rare opportunity

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,708 - 3,504 SF
Lot Size:	45,762 SF
Building Size:	5,392 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,969	51,812	262,423
Total Population	33,101	118,285	630,694
Average HH Income	\$83,481	\$87,449	\$89,158

TRAFFIC COUNTS

34,407 Vehicles Per Day

POP. DENSITY GROWTH

2024

3 MILES

+2%



Darrell Hall

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BEFORE REMODEL



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RENDERING FROM THE ROAD



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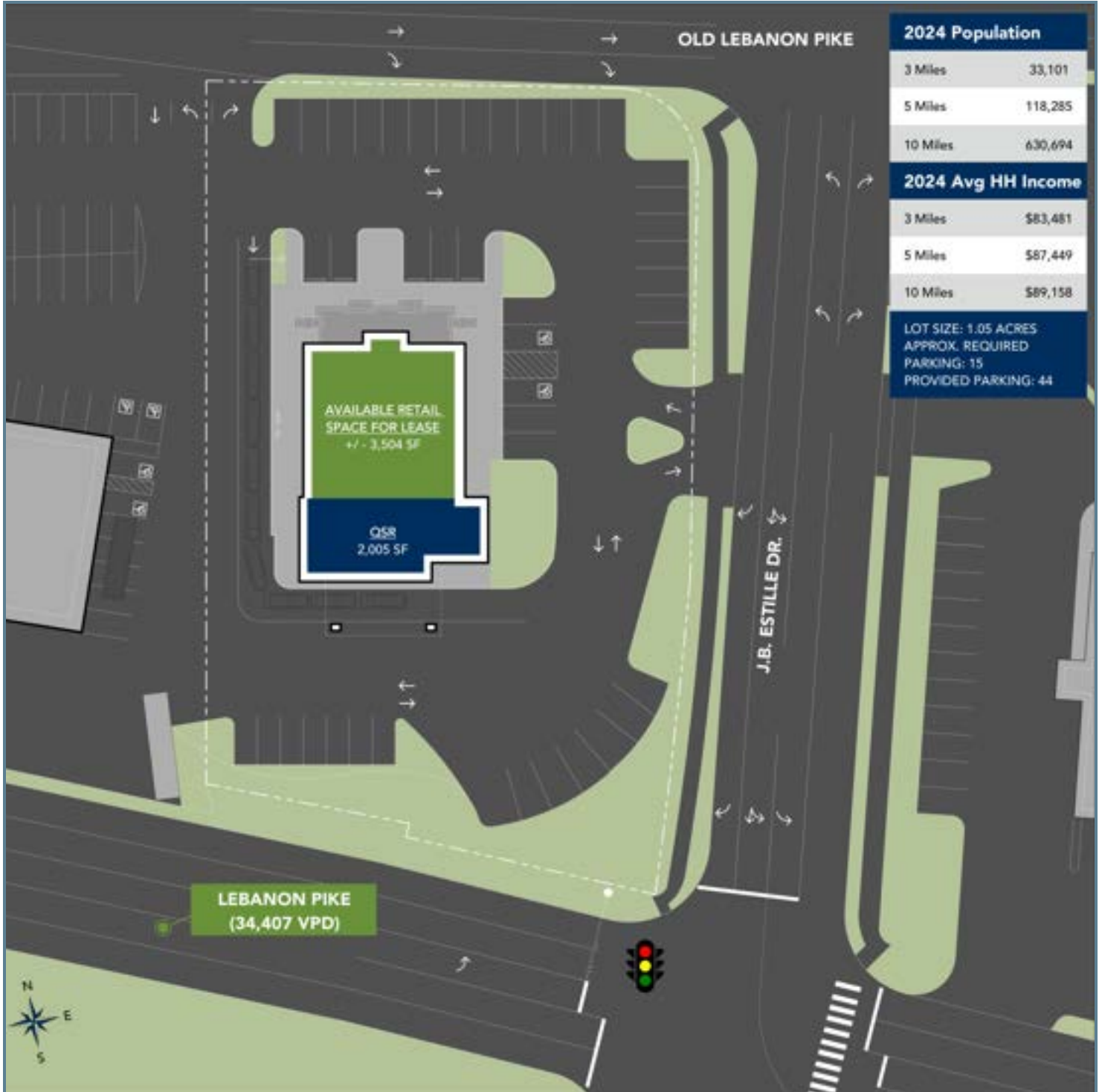
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SITE PLAN



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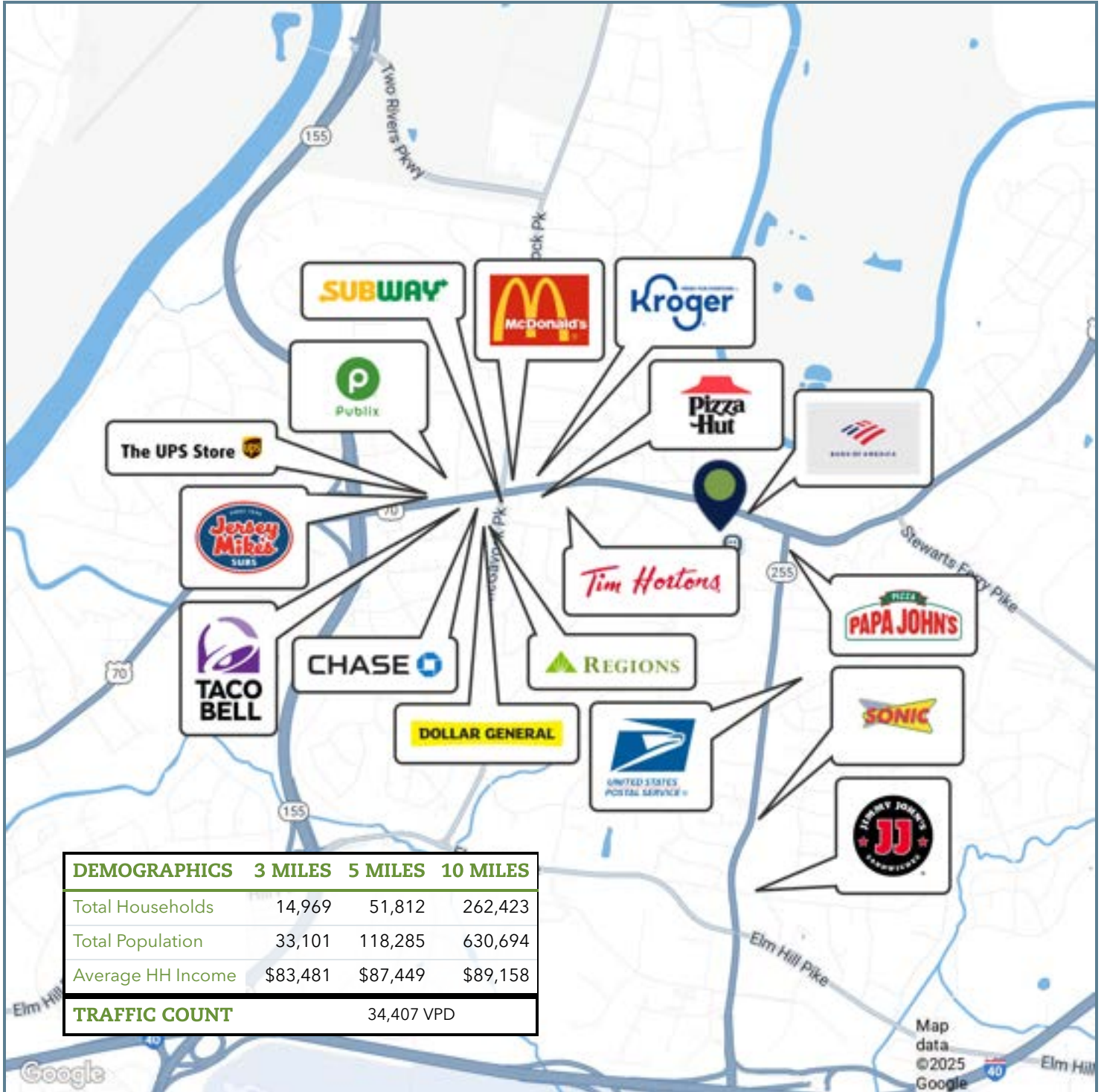
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RETAILER MAP



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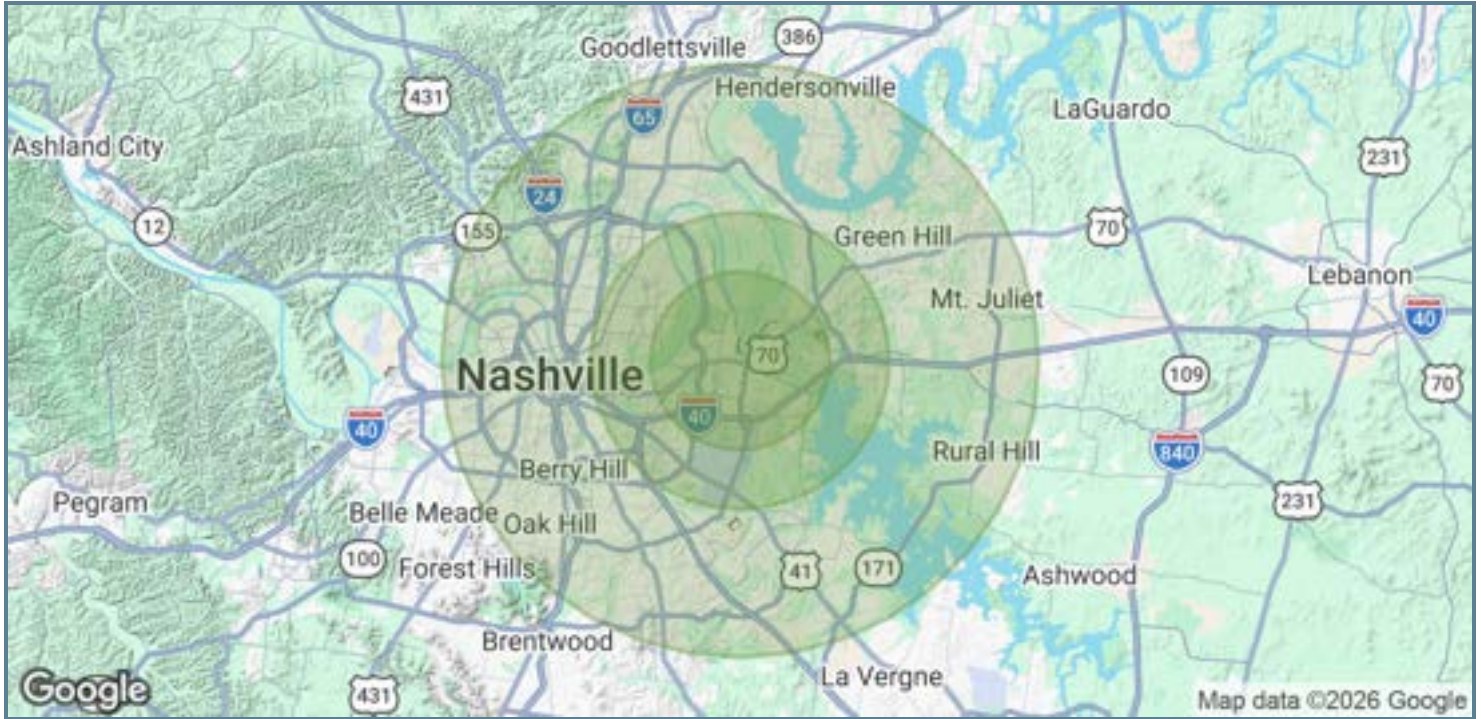
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	33,101	118,285	630,694
Average Age	40	39	37
Average Age (Male)	39	38	37
Average Age (Female)	41	39	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,969	51,812	262,423
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$83,481	\$87,449	\$89,158
Average House Value	\$394,434	\$420,764	\$504,158

POPULATION DENSITY GROWTH	3 MILES
2024	+2%



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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.

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

- Flexible leasing options
- 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



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.

