



## PERFECT FOR INVESTORS OR OWNER-OCCUPANTS

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### 4219 Lebanon Pike Hermitage, TN 37076

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Prime commercial opportunity on highly traveled Lebanon Pike in Nashville. This freestanding building is currently operating as a coffee shop with a drive-thru and is positioned on a large lot in a densely populated and rapidly growing market. Excellent visibility and strong traffic counts make this property ideal for an owner-user or investment opportunity. Rare opportunity to own a versatile commercial property in a high-demand corridor with outstanding accessibility and exposure.



Daniel Sun

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## Property Highlights

### Property Address:

4219 Lebanon Pike, Hermitage, TN 37076

### Building Size:

1,254 Square Feet

### Lot Size:

0.46 Acres

### Property Highlights:

- Fully built-out as a coffee shop or restaurant
- Ample parking available
- Highly visible location
- Drive-through available
- Existing Pylon Sign in place

### Location Highlights:

- Situated on the major thoroughfare of Lebanon Pike
- Heavy traffic with over 33,651 vehicles daily
- Population of 110,182 within 5-miles and 46,882 households within 5-miles.



## Prime Commercial Opportunity

High-Demand Corridor with Outstanding Exposure

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