

# FOR SALE 0.87 ACRES MT JULIET



11697 LEBANON RD | MT. JULIET TN 37122

## PROPERTY HIGHLIGHTS:

- 0.87 AC WITH 257 FT FRONTAGE ON LEBANON ROAD
- EXISTING BUILDING 5,772 SF
- CURRENT USE AUTO MECHANIC SHOP WITH 8 BAYS AND 8 LIFTS
- EXCELLENT RETAIL RE-DEVELOPMENT OPPORTUNITY
- LOCATED NEAR MAJOR RETAILERS, INCLUDING KROGER, PUBLIX WALGREENS AND MULTIPLE FAST FOOD BUSINESSES
- 2018 TRAFFIC COUNT 28,749 VEHICLES- LEBANON ROAD AT W. SUNSET DRIVE
- CURRENT ZONING CG
- TAX MAP 054 PARCEL 002.01



**Driving from Nashville:** I-40 East to North Mt. Juliet Road, exit 226B. Merge onto North Mt. Juliet Road and continue 4.8 miles to light at intersection with Lebanon Road and turn left. 11697 Lebanon Road is 0.5 miles on the right. [Google Map Link](#)



ANDERSON COMMERCIAL BROKERAGE  
2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122  
Rita Anderson, Broker

Email: [rita.acb@comcast.net](mailto:rita.acb@comcast.net)  
Office Phone: (615) 754-2442  
[www.andersoncommercialbrokerage.com](http://www.andersoncommercialbrokerage.com)

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# AREA BUSINESS

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Rita Anderson, Broker | (615) 754-2442 | Email: [rita.acb@comcast.net](mailto:rita.acb@comcast.net) | [www.andersoncommercialbrokerage.com](http://www.andersoncommercialbrokerage.com)



EXISTING USE - MECHANIC SHOP  
11697 LEBANON RD | MT. JULIET, TN 37122



AUTO & TRUCK REPAIR 260' RF WITH 8 BAYS & 8 LIFTS





EXISTING USE - MECHANIC SHOP  
11697 LEBANON RD | MT. JULIET, TN 37122





# AREA BUSINESS WITH GOOGLE MAP

11697 LEBANON RD | MT. JULIET, TN 37122

