



**CUSHMAN &
WAKEFIELD**

FOR LEASE

803 E. Baddour Parkway

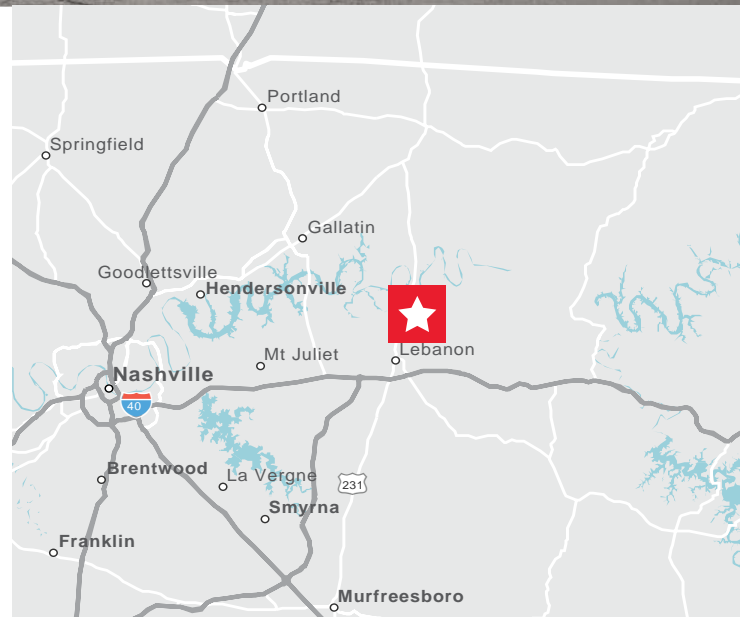
Lebanon, TN 37087



1,296 SF Retail on 1.23 Acres

Property Highlights

- Stand alone building with opportunity to redevelop
- Excellent visibility
- Monument signage
- Ground lease opportunity
- Access from Baddour Parkway, Trousdale Ferry Pike and Stokes Street
- Rezoning to CG - Commercial General for retail, office, restaurant, hotel, automotive and financial institutions



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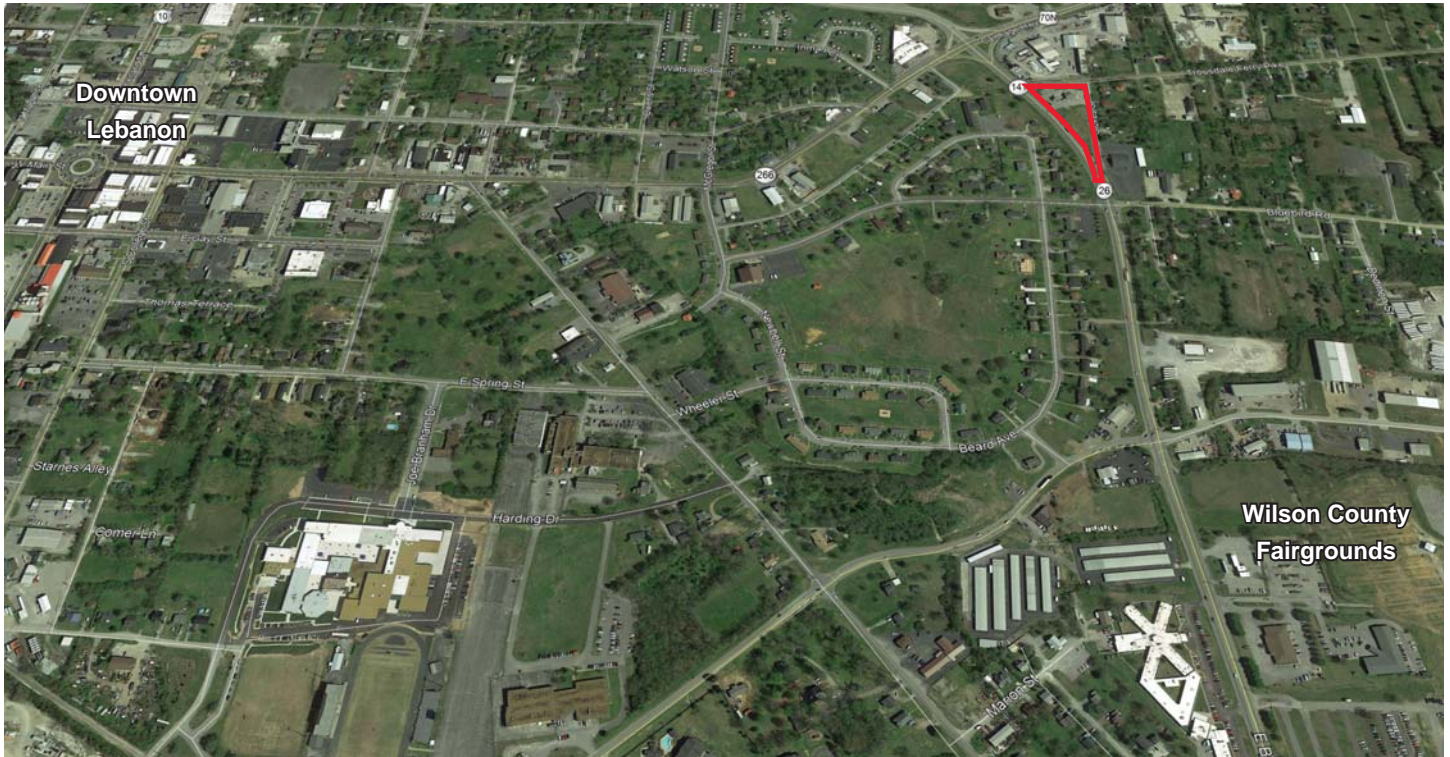
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Aerial



Demographics

	1 Mile	2 Mile	3 Mile
Population	4,340	22,179	34,778
AVG. HH Income	\$31,663	\$39,551	\$47,325
Daytime Population	8,642	35,121	45,419

Drive Times

- 25 Miles to Nashville International Airport
- 1.5 Miles to I-40
- 1 Mile to Downtown Lebanon