

# FOR LEASE

## SMALL SHOP SPACE & GROUND LEASE/BTS OPPORTUNITY

### HIGHLIGHTS

ADDRESS	4013 Lebanon Pike, Hermitage, TN 37076
SUB-MARKET	Hermitage
USE	Retail
SIZE	± 18,661 SF
AVAILABLE	See Attached Plans
PARKING	136 Spaces
RENTAL RATE	\$34/SF NNN
DELIVERY	Immediate



### ADDITIONAL NOTES

In addition to small shop space, pad available for ground lease or build-to-suit opportunity.

Pad Size: 2,388 SF; Drive-Thru Approved

Highly traffic and rapidly growing area



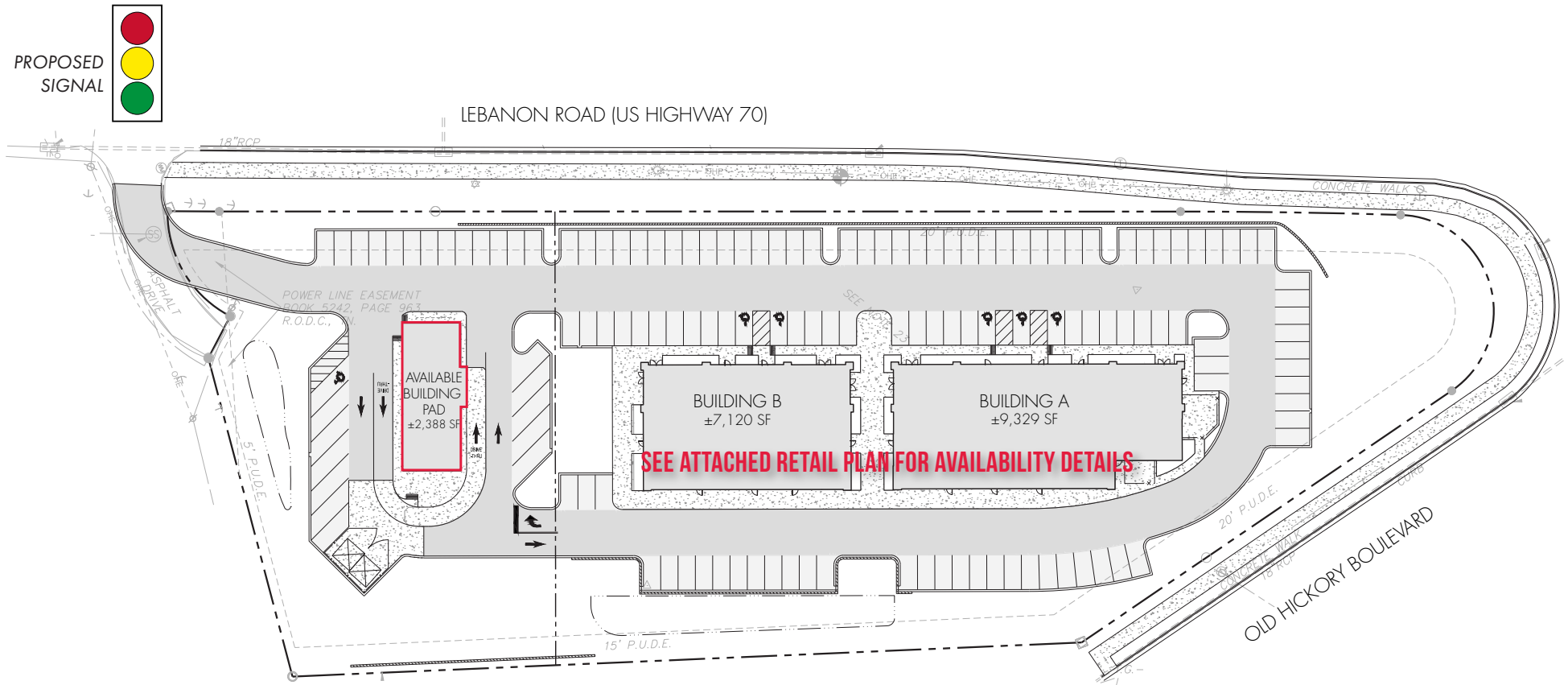
### DEMOGRAPHICS & TRAFFIC COUNTS

	1 MILE	2 MILE	3 MILE
2017 Population	6,343	49,627	113,651
2022 Projected Population	6,640	52,844	121,901
2017 Average Household Income	\$ 59,078	\$ 71,554	\$ 74,301
2022 Projected Average Household Income	\$ 66,777	\$ 81,556	\$ 84,600

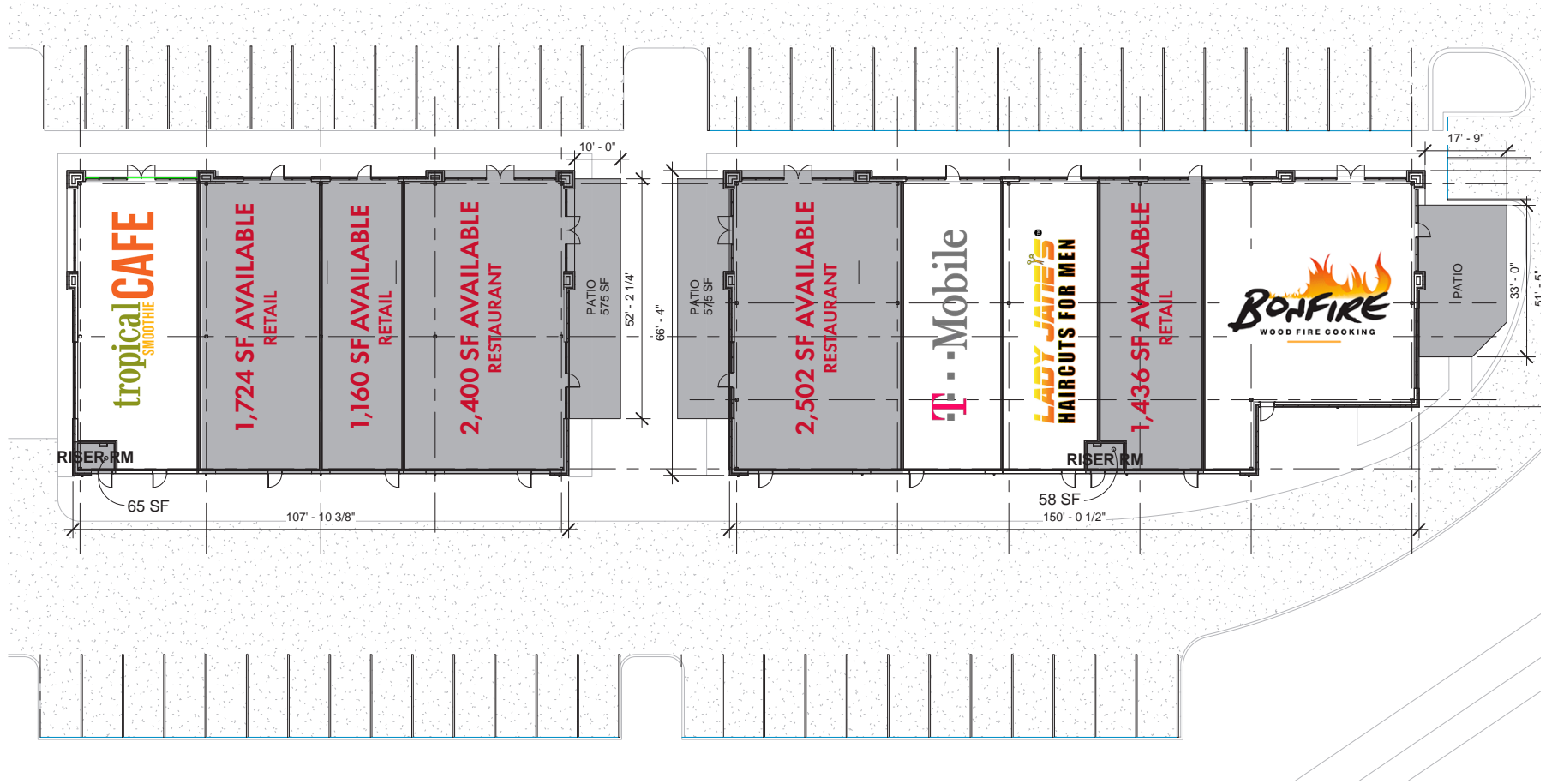
### TRAFFIC COUNTS (cars per day)

33,760 CPD @ Lebanon Pike  
 30,029 CPD @ Lebanon Road

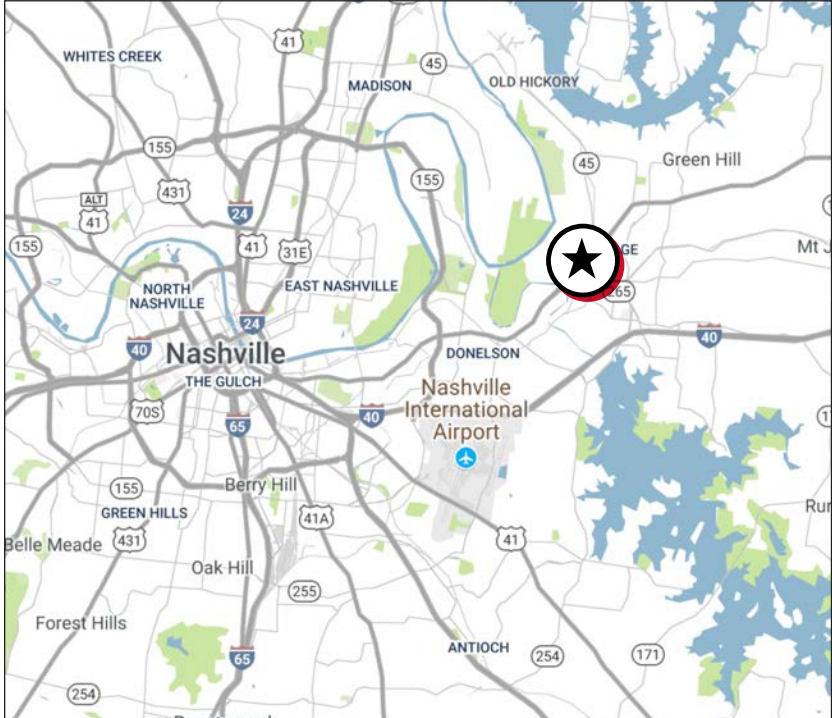
# SITE PLAN



**RETAIL PLAN**



## POINTS OF INTEREST & LOCATION



- 1** TARGET, MARSHALL'S, OFFICE MAX, HIBBETT SPORTS, REGIONS BANK
- 2** KOHL'S
- 3** PLANET FITNESS
- 4** UNITED STATES POSTAL SERVICE
- 5** FIRST WATCH, AT&T, US BANK
- 6** MARCO'S PIZZA, MUSIC CITY BAGELS
- 7** HOBBY LOBBY, BIG LOTS, ZAXBY'S, FIRESTONE
- 8** LOWE'S, CHILI'S BAR & GRILL
- 9** HOME DEPOT, STAPLES, WALGREEN'S CHICK-FILA, STARBUCKS



**FOR MORE INFORMATION, PLEASE CONTACT**

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