

AVAILABLE: OUTPARCELS - RETAIL SPACE - MEDICAL SPACE



Developed by:



NorthAMERICAN
DEVELOPMENT GROUP

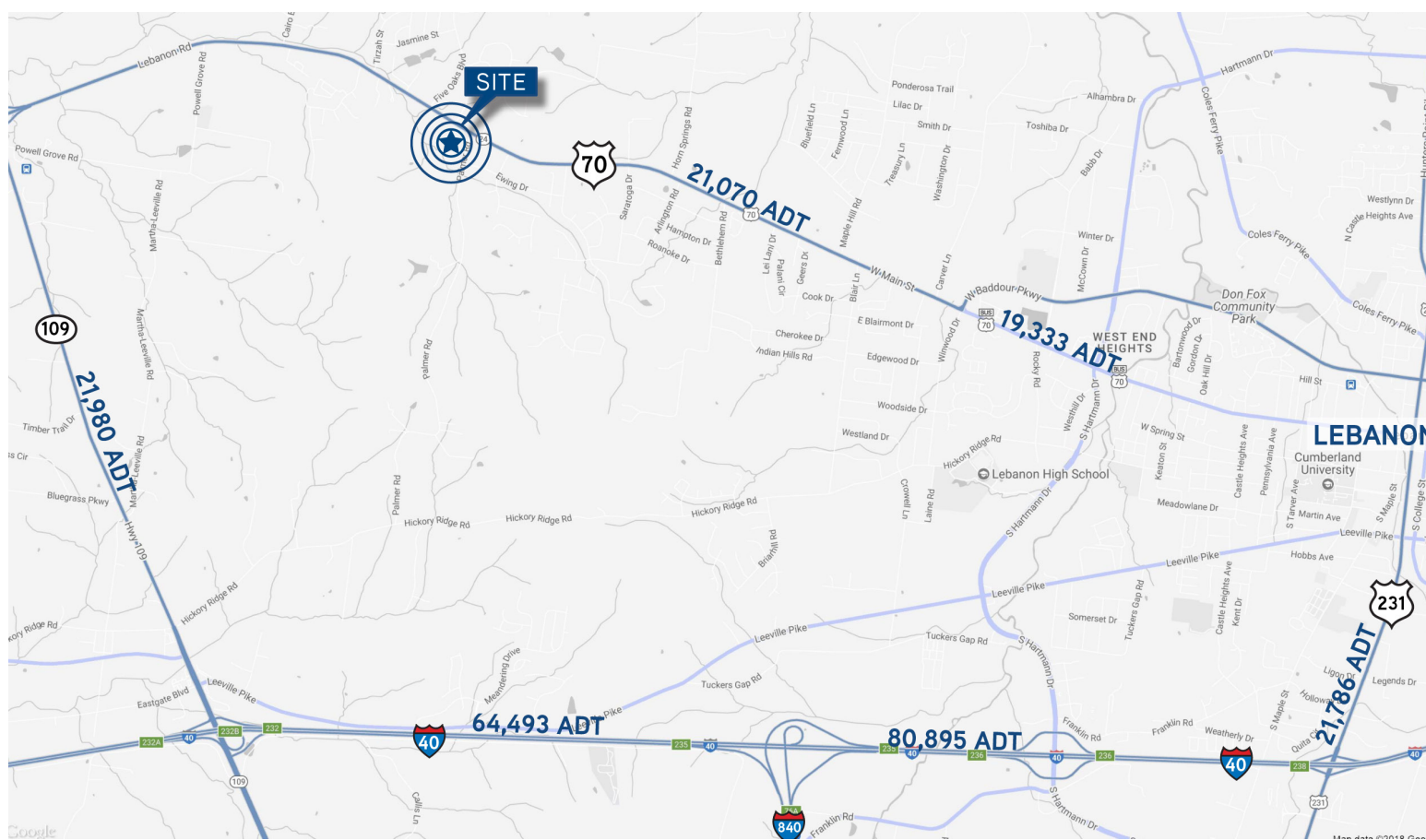
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THE SHOPPES AT RIVER OAKS

Highway 70 & Palmer Road
Lebanon, TN 37087

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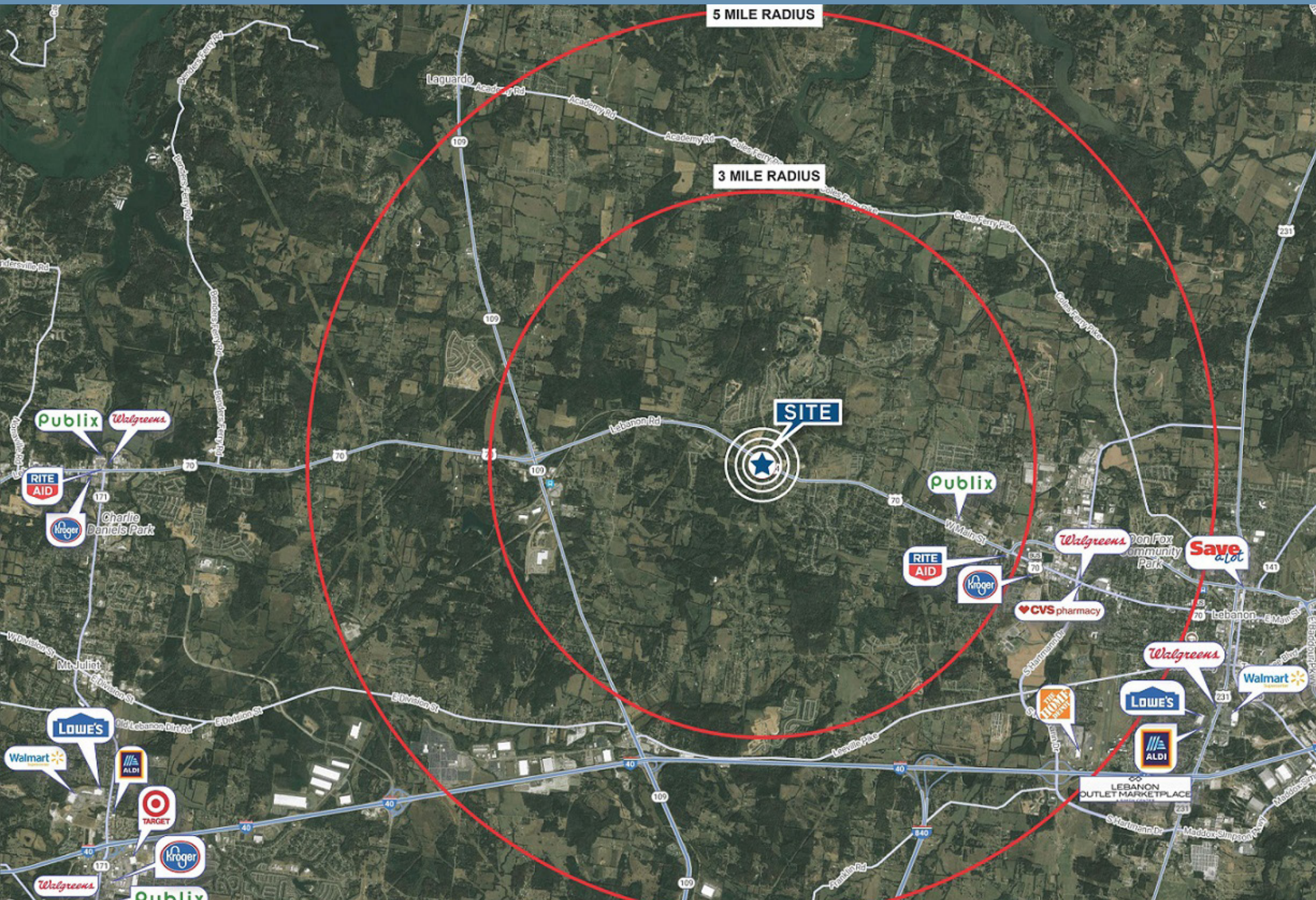


DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Projection	2,649	14,918	37,289
2019 Estimate	2,300	12,905	32,217
Growth 2019-2024	15.17%	15.60%	15.74%
Growth 2010-2019	72.28%	34.89%	29.39%
HOUSEHOLDS			
2024 Projection	936	5,494	14,039
2019 Estimate	847	4,955	12,624
Growth 2019-2024	10.51%	10.88%	11.21%
Growth 2010-2019	70.42%	35.72%	30.39%
AVG HH INCOME	\$97,538	\$87,649	\$80,625

PROPERTY HIGHLIGHTS

- 24 Acre Class A Mixed-Use development comprised of 175 townhomes and 43,400 SF of commercial retail and office space
- Multiple outparcels fronting Hwy 70 for sale, lease, or build-to-suit. Parcel sizes range from 0.75 - 2.0 acres.
- Tremendous exposure with 3,000 feet of footage on Highway 70
- 12 New residential subdivisions in close proximity totalling nearly 5,000 homes
- Immediate trade area in excess of 31,000 people
- Two signalized access points along Highway 70
- Traffic counts on Highway 70 in excess of 21,000 vehicles per day



5 MILE RADIUS

3 MILE RADIUS

SITE

Publix Walgreens

RITE AID

Kroger

Publix

RITE AID

Kroger

CVS pharmacy

Walgreens

Save a lot

Walgreens

LOWE'S

ALDI

Walmart

LOWE'S

ALDI

TARGET

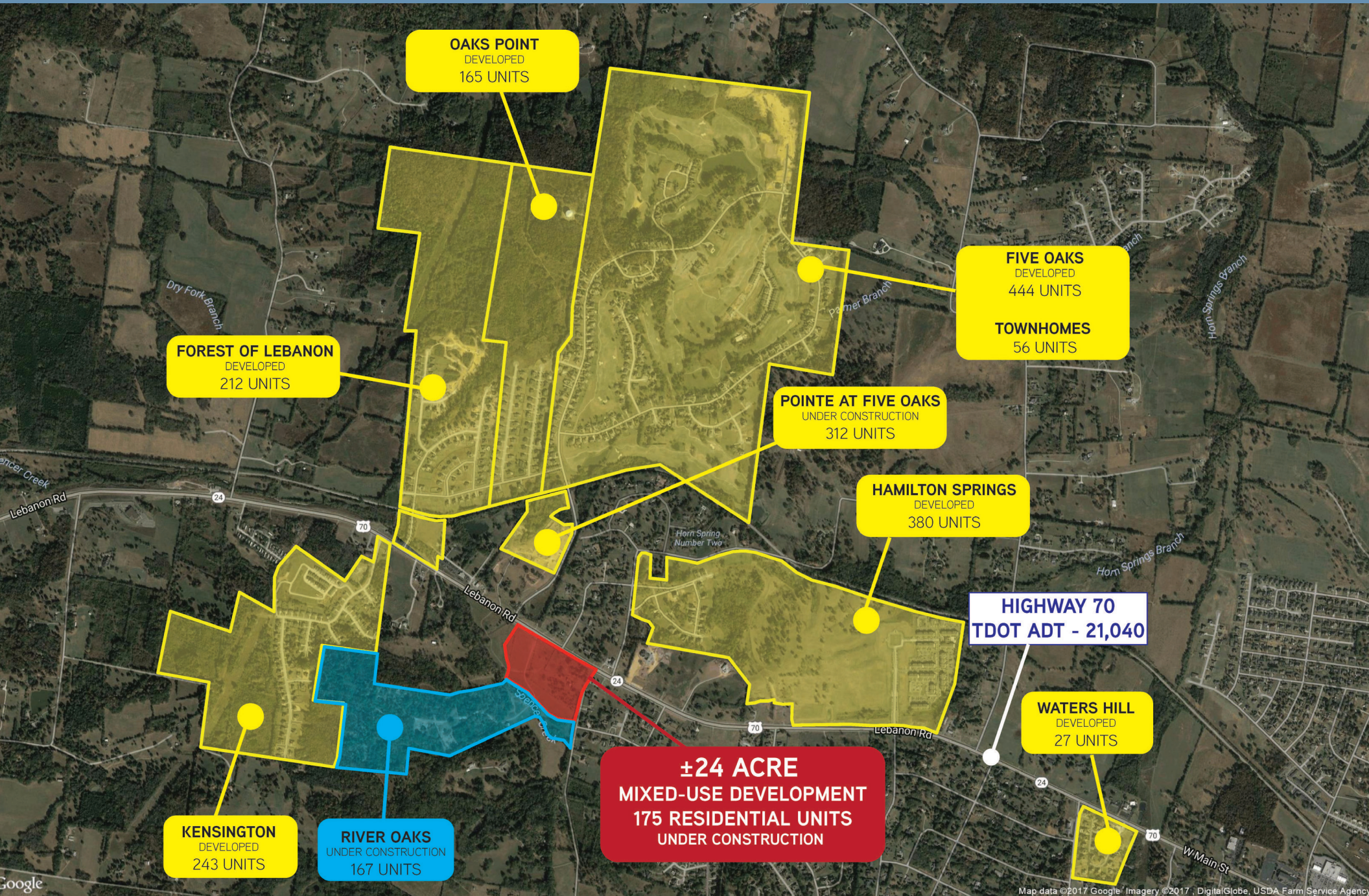
Kroger

Walgreens

Publix

LEBANON OUTLET MARKETPLACE

SUBDIVISION GROWTH



2181 NEW DWELLING UNITS

CONCEPTUAL PLAN

Proposed



OUTPARCELS
FOR SALE, LEASE,
OR BUILD-TO-SUIT

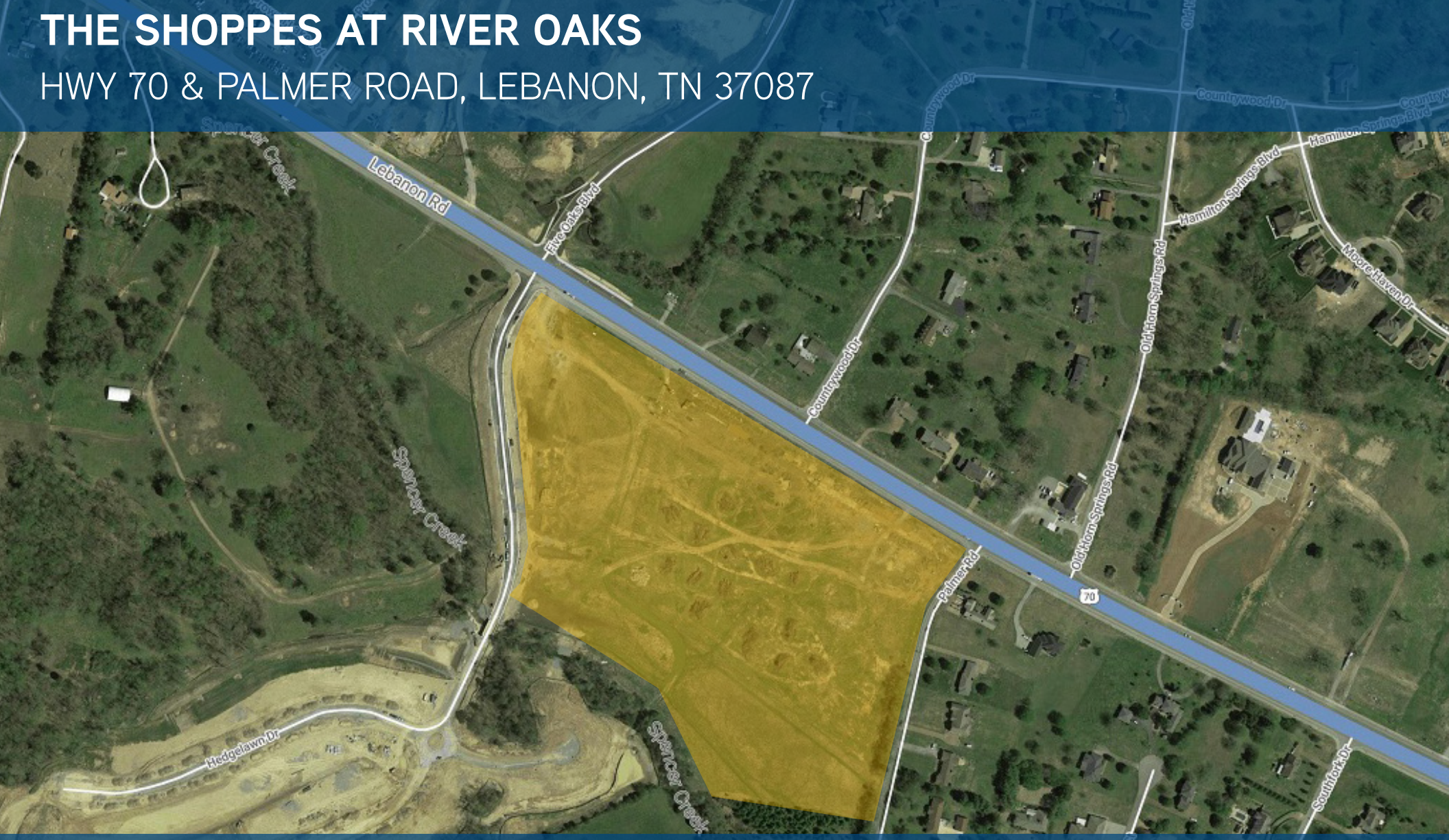
COMMERCIAL SPACE
FOR LEASE

Developed by:



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