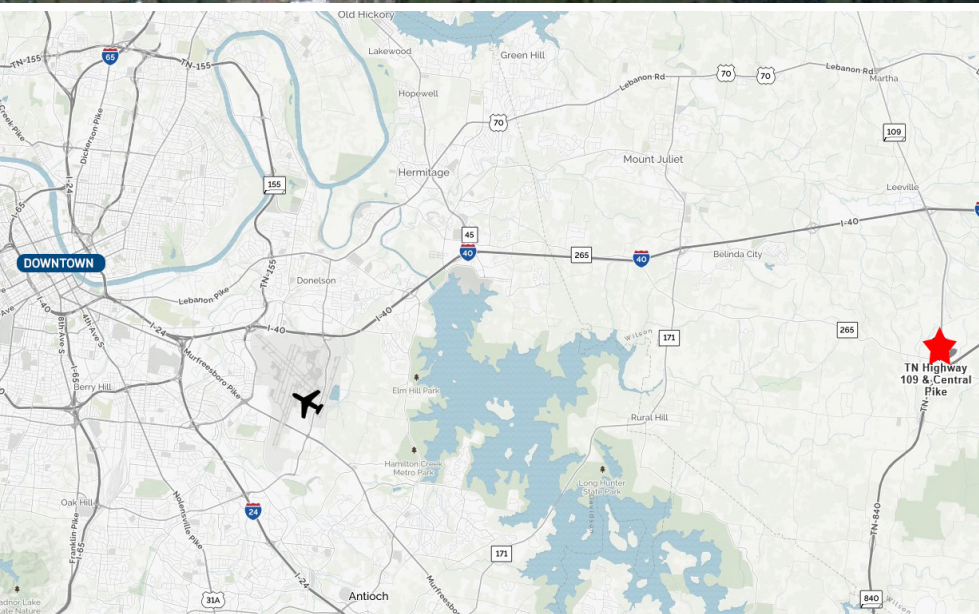
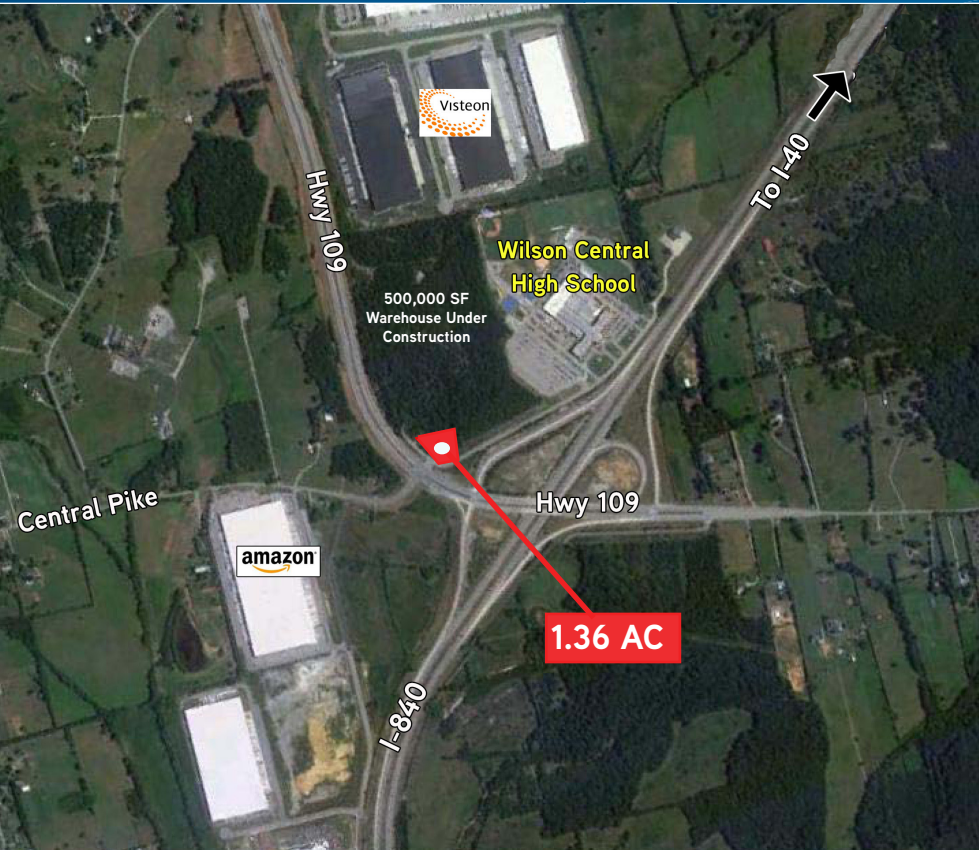


FOR SALE > COMMERCIAL LAND

# Commercial Land Site

HIGHWAY 109 & INTERSTATE 840, LEBANON, TN 37090



## Site Information

- > Approximately 1.36 Acres
- > Excellent location for a convenience store or fast food
- > Water, sewer and gas on site
- > Close proximity to Amazon Distribution Center, Starbucks Distribution, Bridgestone Firestone, Genesco, Dell Computer Distribution Center and Visteon
- > Adjacent to Wilson Central High School, 1500 students
- > Located on the corner lot off the 4-way intersection @ I-840
- > Access from the front and rear of property
- > Traffic light at intersection
- > Zoned commercial services
- > Traffic Count:  $\pm$ 16,050 ADT on Highway 109; 26,554 ADT on I-840

**Sale Price: \$8.50/SF**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

OWNER/AGENT: NATE J. GREENE, CCIM  
DIR: 615 850 2729  
NASHVILLE, TN  
nategreene.com  
nate.greene@colliers.com

COLLIERS INTERNATIONAL  
615 3rd Avenue South, Suite 500  
Nashville, TN 37210  
615 850 2700  
www.colliers.com