



Market
Retail
Partners
real estate
group

Nashville, TN 37214

2717 Lebanon Pike

Retail Property For Lease

Relationships. Reputation. **Results.**

| **Adam Dennis** Associate

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2717 Lebanon Pike



Offering Summary

Lease Rate:	Negotiable
Building Size:	5,149 SF
Available SF:	1,700- 5,149 SF
Lot Size:	1.16 Acres
Parking:	71 shared spaces
Market:	Nashville
Submarket:	Donelson
Traffic Count:	33,482

Property Overview

2717 Lebanon is a 5,149 square foot, bowstring building, located in the heart of the Hip Donelson neighborhood. 2717 sits directly in front of Donelson's train station taking passengers from as far as Lebanon to Downtown Nashville. The property has easy connectivity to the adjacent developments as well as the surrounding neighborhood making this an ideal retail, restaurant or creative office space.

Property Highlights

- Adaptive re-use of bowstring building located in Donelson.
- Excellent retail, restaurant or creative office space located directly in front of Donelson's Music City Star train station.
- Over 300 residential units under construction / planned residential units within walking distance.
- High visibility project with newly renovated buildings.
- Shared parking with 71 parking spaces.

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H.G. Hill Realty Owned

Future Transit- Oriented
Mixed-Use Development



294,005 passengers
in 2018

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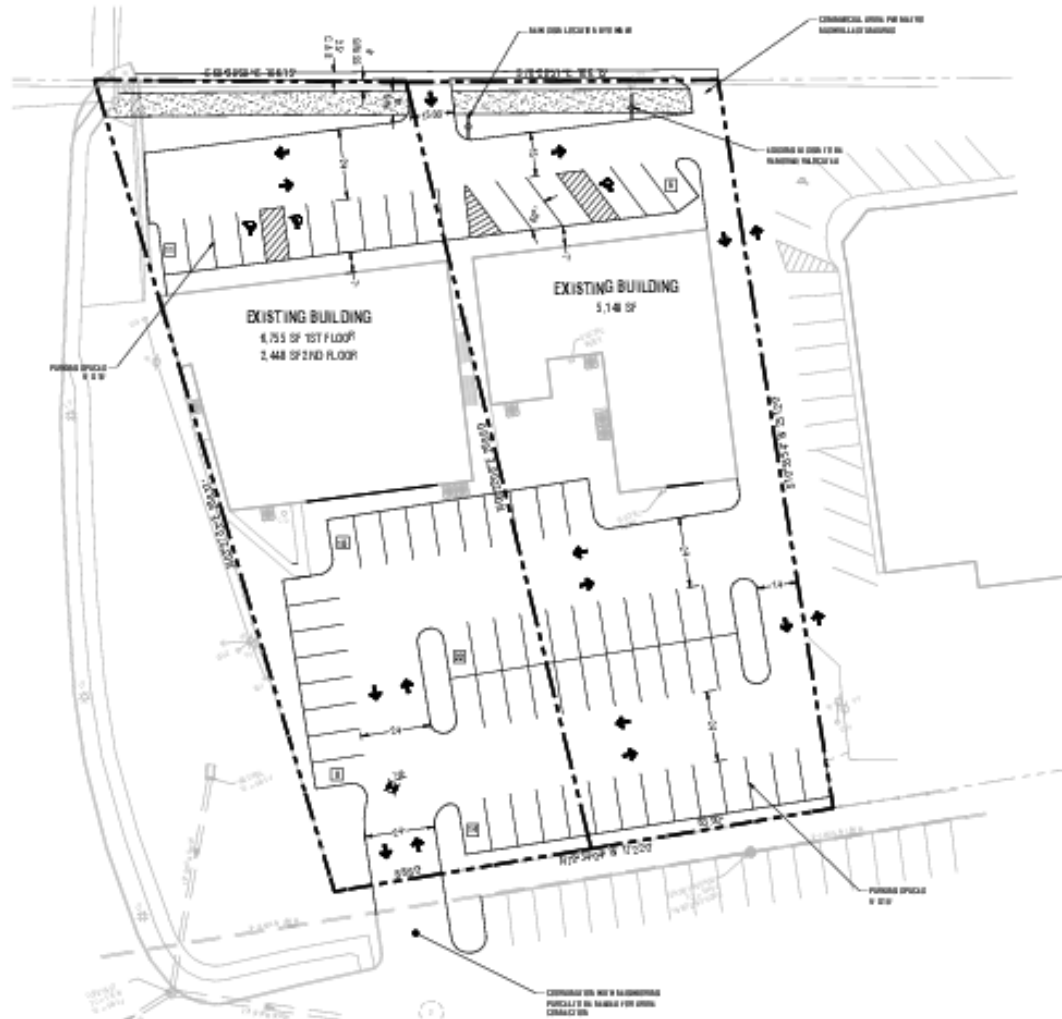
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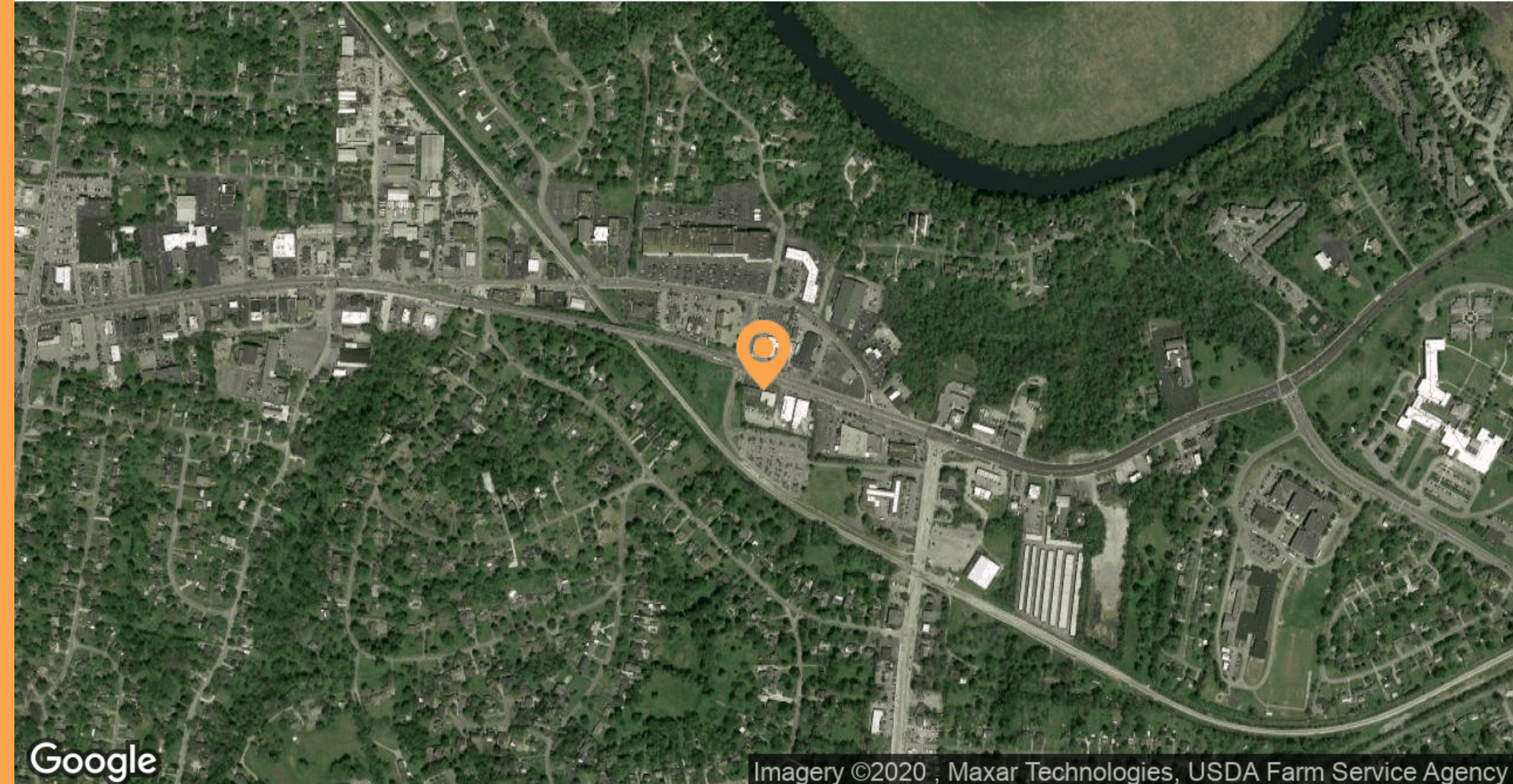


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Aerial Maps

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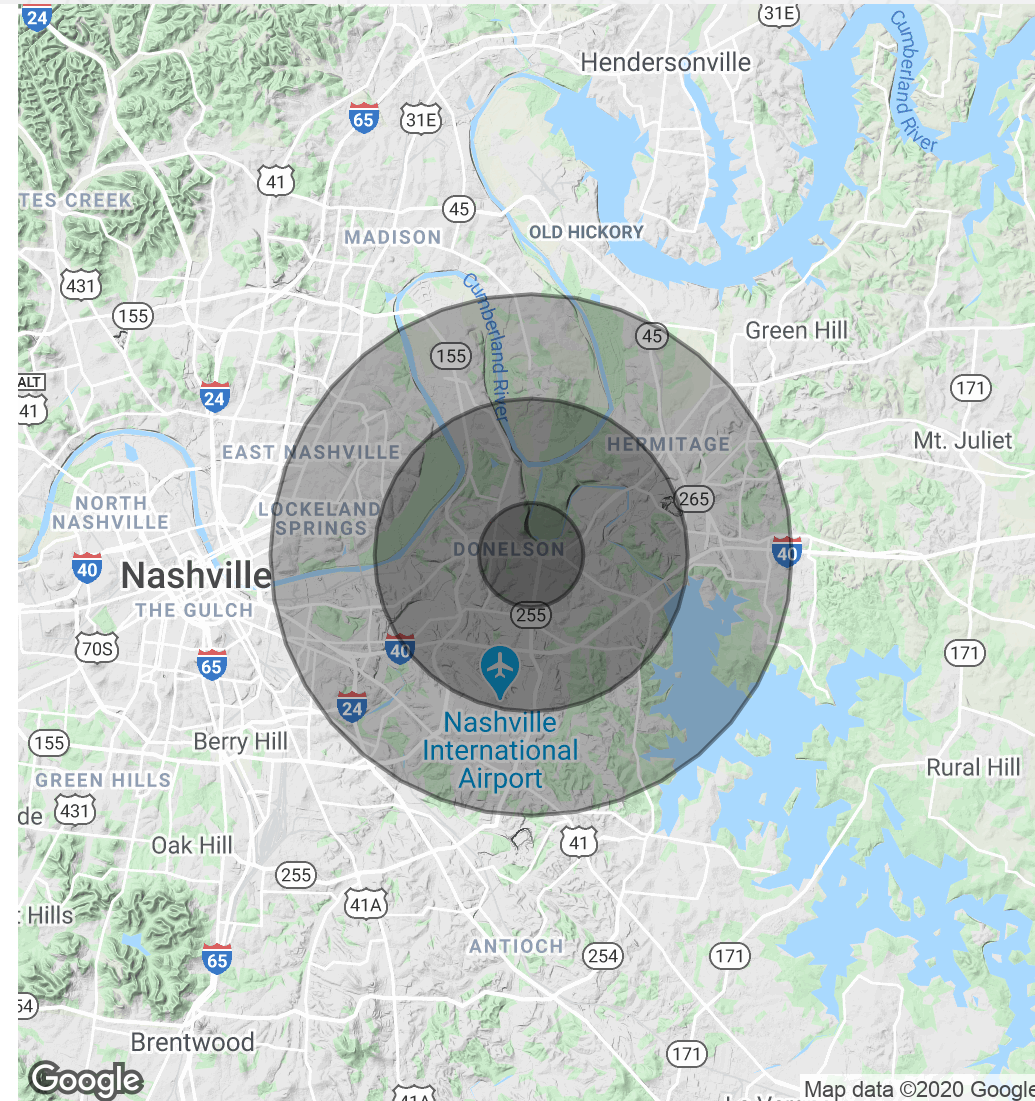
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,363	34,300	113,305
Average age	37.8	37.5	35.4
Average age (Male)	36.6	36.0	33.8
Average age (Female)	38.9	39.0	37.1

Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,911	15,553	48,573
# of persons per HH	2.3	2.2	2.3
Average HH income	\$54,740	\$54,511	\$54,212
Average house value	\$160,342	\$158,354	\$161,152

* Demographic data derived from 2010 US Census



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