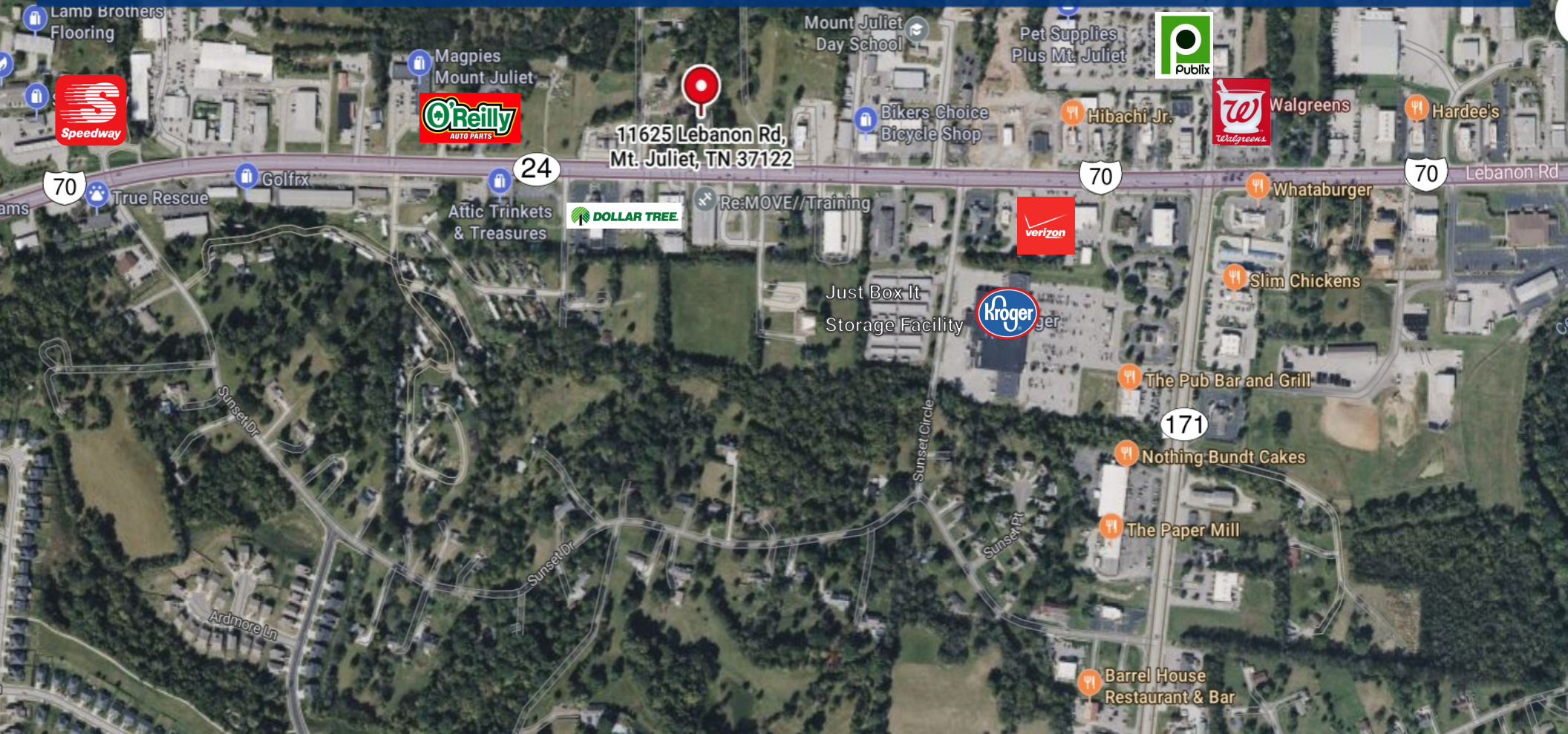


FOR SALE 1.80 ACRES RETAIL OR FAST FOOD SITE



11625 Lebanon Road, Lebanon, TN 37122



ANDERSON COMMERCIAL BROKERAGE

2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

Rita Anderson, Broker | License: 214959

Email: rita.acb@outlook.com

Office: (615) 754-2442 | Fax: (615) 754-7043

www.andersoncommercialbrokerage.com

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PARCEL MAP #: 054 - 004.00 | WILSON COUNTY

LOCATED NEAR: PUBLIX, KROGER, STARBUCKS,, BURGER KING, ADVANCED AUTO

ROAD FRONTAGE: 100'

ZONING: CG - COMMERCIAL GENERAL

ACRES 1.80 | 1,158 SF HOUSE / OFFICE BUILDING

PROPERTY HIGHLIGHTS

1.80 Acres Lot with 100' Road Frontage

1,158 SF House/Office Building

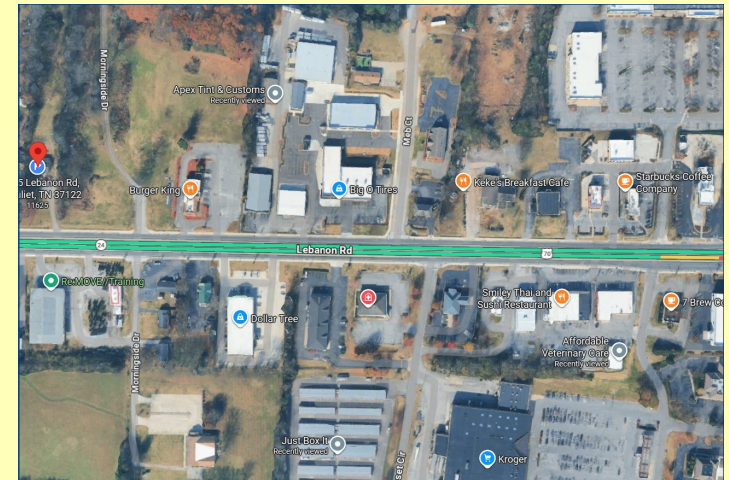
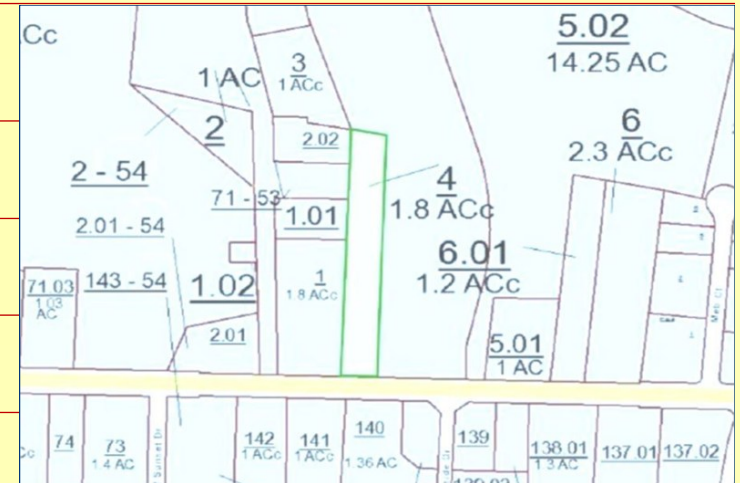
Great Location for Small Footprint QSR

Near National Retailers: Publix, Kroger, Starbucks, Burger King, O'Reilly Auto Parts, Dollar Tree, 7 Brew Coffee & Keke's Breakfast Cafe

2024 Traffic Count ADOT: 28,628

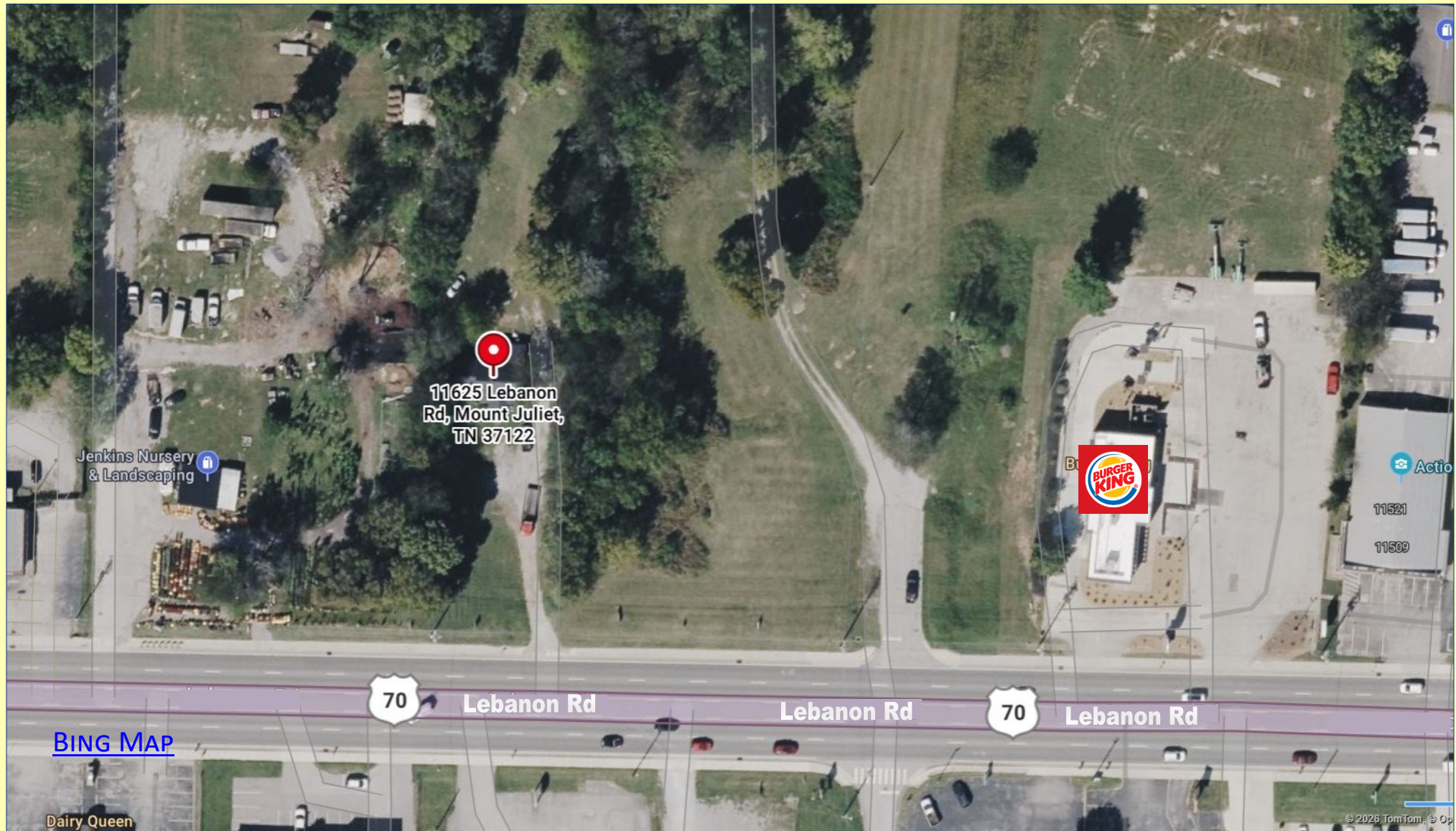
Zoned CG - Commercial General

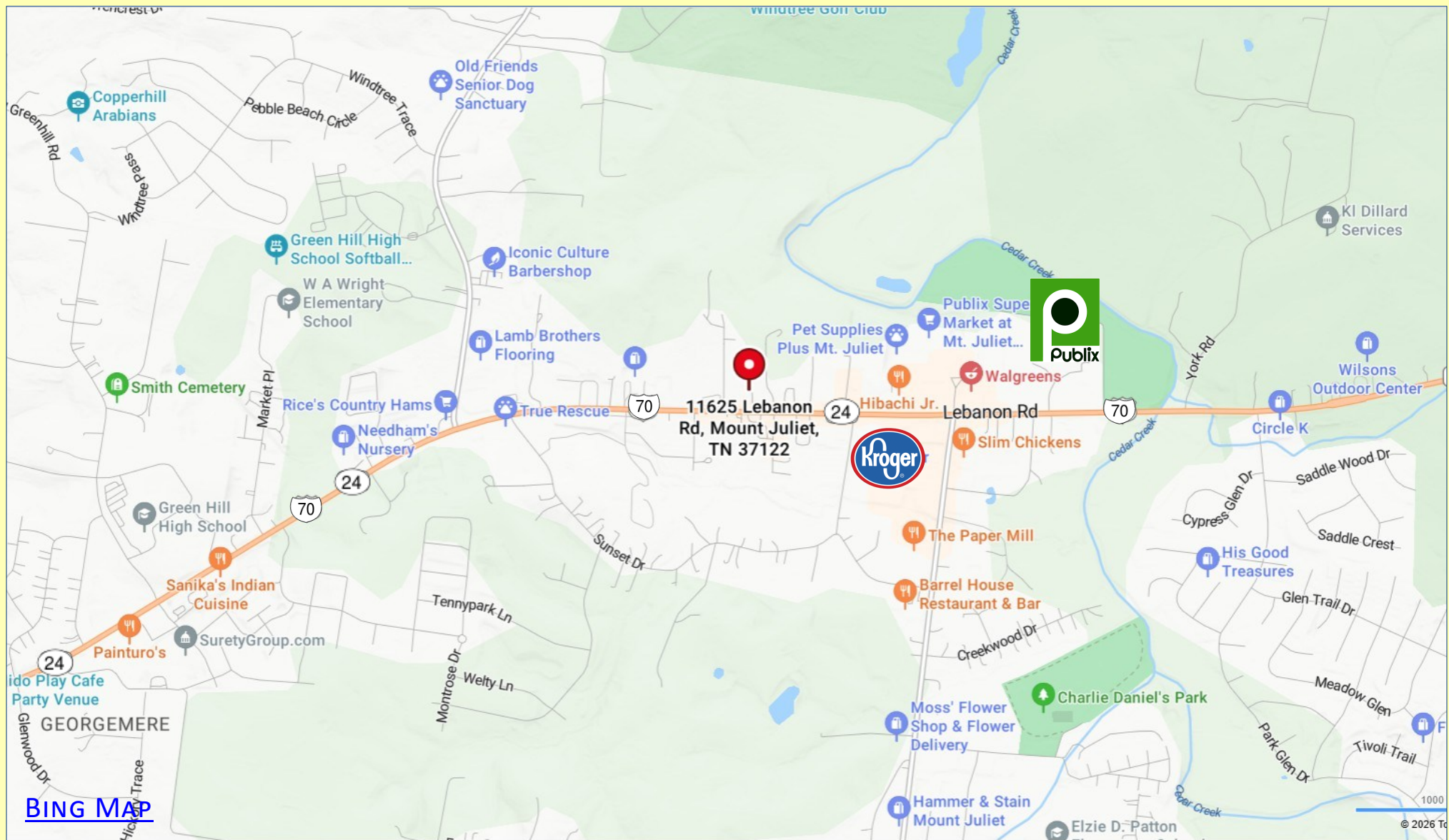
Wilson County Tax Map Parcel # 054 004.00

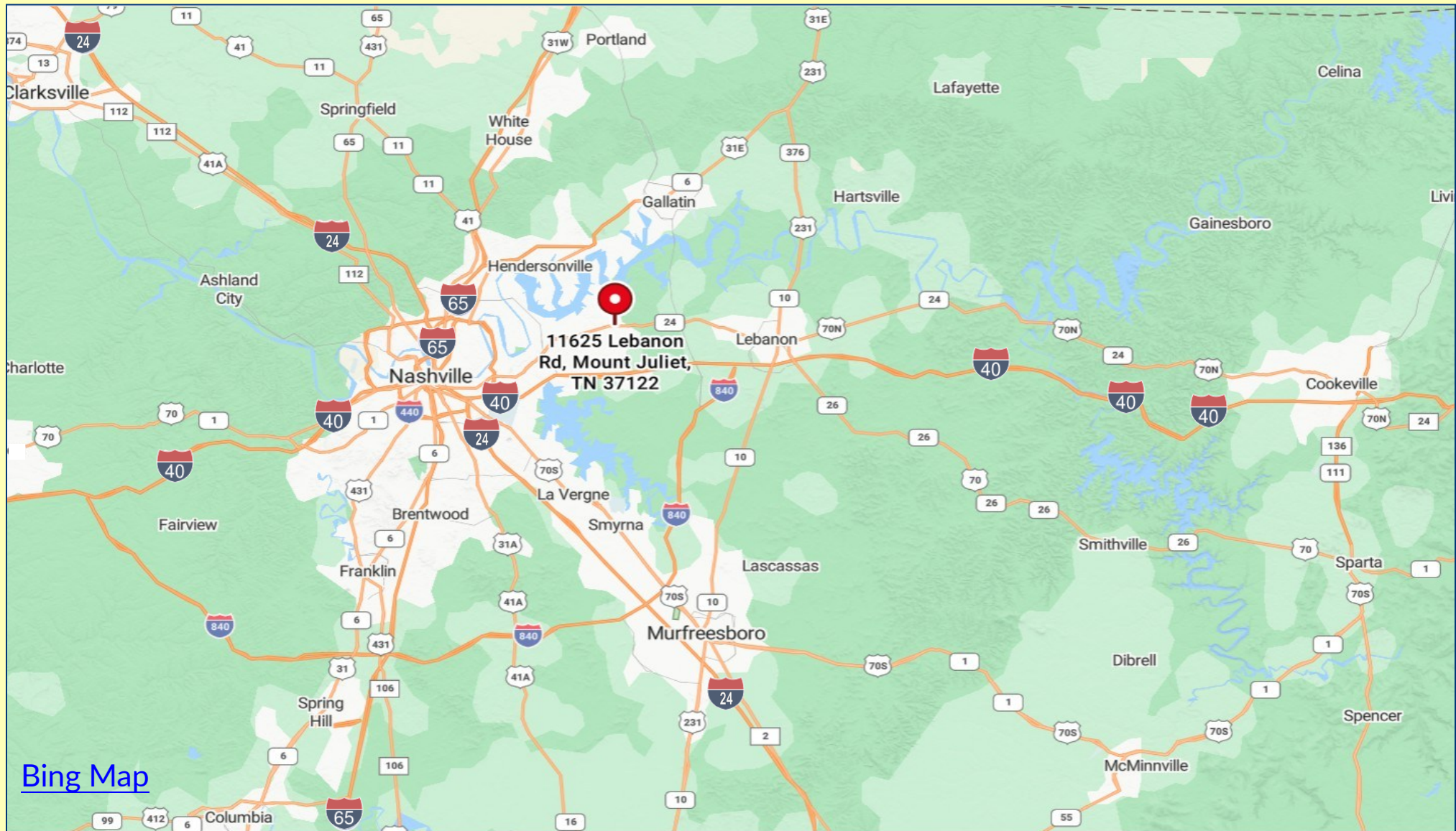












Our company success was earned from relationships and trust we achieved from our clients. ACB was established 30 years ago and I have been leading with 43 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optimal investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mount Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



Rita Anderson, Broker

License: 214959

"We are and can be only as successful as our clients"

- Rita Anderson, Broker

