

REDUCED PRICE / MOTIVATED SELLER

NEW ASKING PRICE: \$1,175,000



# For Sale or Lease

**12,063 SF on 0.29 AC**

**Owner / User Opportunity in Downtown Lebanon**

106 E Market Street

Lebanon, Tennessee 37087

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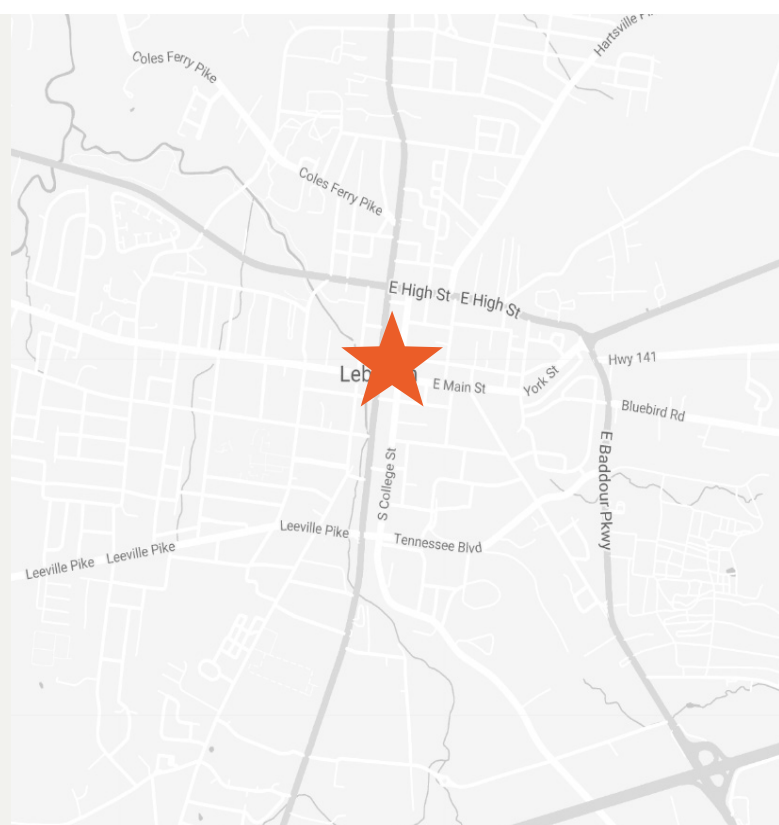
**m** 615.390.7941

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## PROPERTY HIGHLIGHTS

- + 12,063 SF BUILDING ON 0.29 AC SITE
- + REDUCED PRICE: \$1,175,000
- + FOR LEASE: \$8,750/MONTH NNN
- + B-1 ZONING
- + NEW ROOF
- + NEW ELECTRICAL SERVICE
- + LOADING PLATFORM
- + ROLL UP DOOR
- + SPRINKLER SYSTEM
- + ABUNDANCE OF FREE PUBLIC PARKING NEARBY
- + LOCATED IN LEBANON'S HISTORIC DOWNTOWN PUBLIC SQUARE
- + 30 MINUTES TO DOWNTOWN NASHVILLE







**DOWNTOWN LEBANON:  
 MARKET OVERVIEW**



**VOTED "2023 BEST SHOPPING CENTER DISTRICT"**  
 by Main Street Awards

**"FASTEST GROWING CITY IN THE STATE OF TENNESSEE"**  
 by U.S. Census Bureau

**"12TH FASTEST GROWING CITY IN THE UNITED STATES"**  
 by U.S. Census Bureau

Located 25 miles east of Nashville, Lebanon, Tennessee, stands as the fastest growing city in the state and the 12th fastest in the United States. Boasting a rich history and a thriving business community, Lebanon centers around its historic Public Square. Voted the "Best Shopping Center District" in 2023, Downtown Lebanon's charming Historic Square is a bustling hub for shopping, dining, and entertainment. This, coupled with the city's strategic position at the intersection of I-40 and I-840, offers an ideal environment for businesses seeking growth, blending historical allure with modern amenities and strategic development opportunities in Middle Tennessee. Lebanon's dynamic growth and diverse offerings make it a standout destination in the region, attracting residents and visitors alike with its unique blend of heritage and progress.

**42,596**  
 LEBANON, TN  
 LOCAL  
 POPULATION

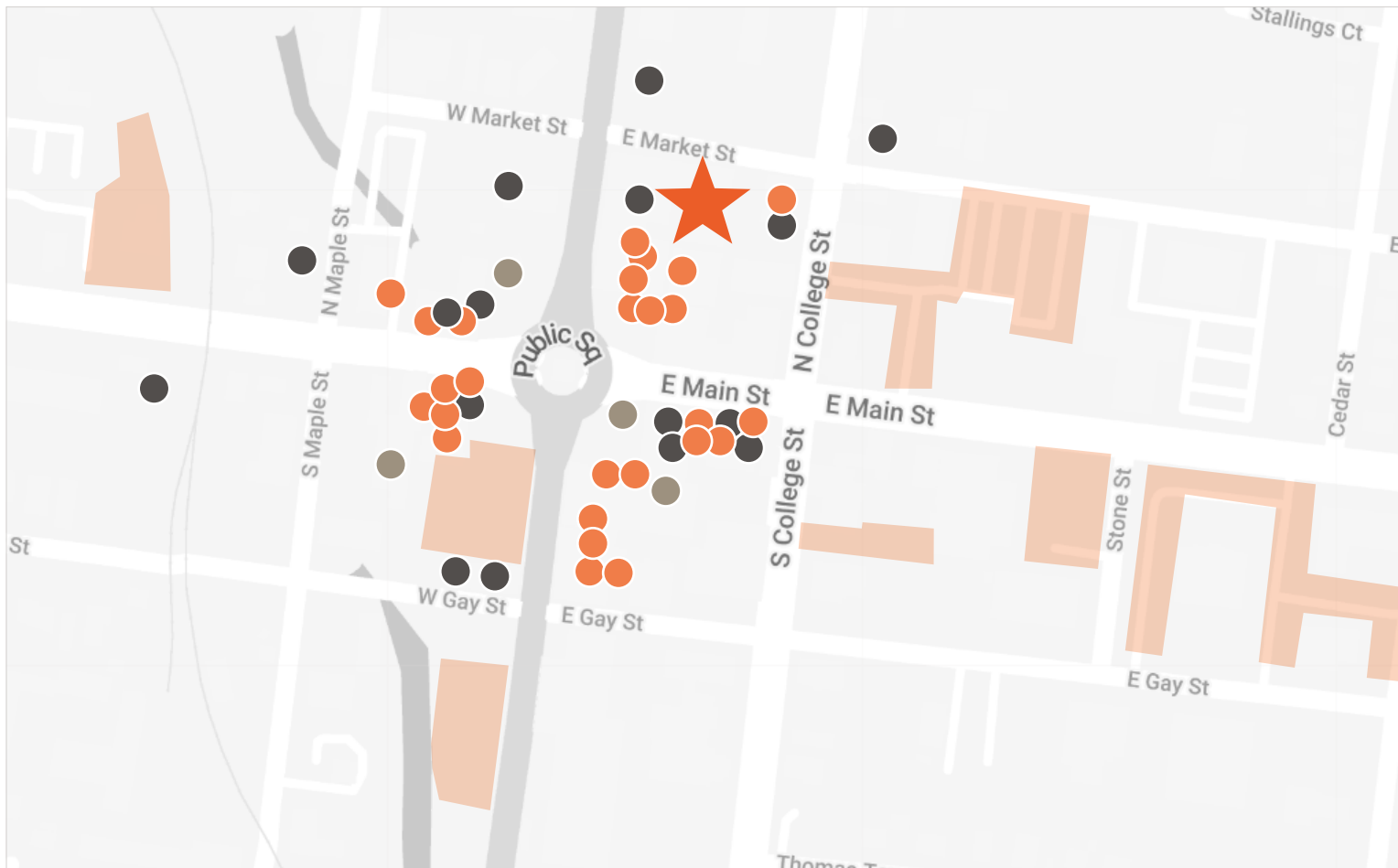
**\$81,823**  
 AVERAGE  
 HOUSEHOLD  
 INCOME

**3.92%**  
 ANNUAL  
 POPULATION  
 GROWTH RATE



**DOWNTOWN LEBANON:**  
**NEARBY AMENITIES & AVAILABLE PUBLIC PARKING**

 Available Public Parking



**NEARBY AMENITIES**

**DINING**

- Barcadia
- Basic Eatery
- BJ Hot Chicken
- Burger King
- Demeter's Common
- Island Breeze Bistro
- Just Fish
- Main Street Mercantile & Creamery
- Off the Square
- Roasted Coconut Coffee
- Seven Cedars Butcher Block
- Sharky's Snoballs

- Split Bean Roasting Co
- Sushi Max
- Town Square Social
- Yia-Ghee's Tea Party

**RETAIL**

- 3:Sixteen
- Antique Decor
- Best Deal Pawn & Music
- Classy Chics
- Cotton + Cedar Boutique
- Dreams Boutique
- Eden's Edge Boutique
- Em + Kate

- Gimma A \$5
- Groovy Hair Studios
- Harper's Books
- Iddy & Oscar's
- Ideal Barber Shop
- Jack's Guitarcheology
- Jessy's Boutique
- Markhams Shoes
- Poppie's Boutique
- re: Move Training
- Square Market
- Successful Pursuits
- The Art Mill
- The Beaumont Med Spa

- The Refinery
- Two Bronze Dogs
- Urban Mills Promotions & Boutiques
- Wilkie's Outfitters

**POINTS OF INTEREST**

- Capitol Theatre
- Historic Arcade
- Lebanon Wilson County Chamber of Commerce
- Neddy Jacobs Cabin



**REALSITE**  
COMMERCIAL

**For Sale or Lease**  
**12,063 SF Building Size**  
**0.29 AC Site Size**

**Owner / User Opportunity**  
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Lebanon, Tennessee 37087



## CONTACT US

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