



Available Outparcels

1720 West Main Street, Lebanon TN



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Market Overview

Lebanon, TN is located 25 miles east of Nashville and part of the Nashville MSA, which is the most populous metro area in Tennessee with over 2 million people. Lebanon is the county seat and also the largest city in Wilson County with over 51,185 residents. The city of Lebanon is also home multiple institutions of higher education including Cumberland University and is home to the corporate headquarters of Cracker Barrel. Located conveniently along Interstate 40 with four existing interchanges, the city has seen tremendous growth & continues to attract notable employers such as Under Armor & Amazon. The subject site is conveniently located near some of Lebanon's largest economic drivers of activity such as Vanderbilt Wilson County Hospital and is positioned within 2 miles of Lebanon High School (2,000 students).

Property Overview & Demographics

- Multiple outparcels for sale, lease or build to suit
- Parcel sizes range from 1.05 AC to 2.10 AC (demisable)
- The subject site will sit in front of a 55,000 SF anchor tenant set to open in mid-2026
- Excellent visibility with approximately 542 feet of frontage along W Main St
- Over 24,410 Vehicles per day along West Main St
- Outparcels delivered rough graded with utilities/off-site stormwater stubbed and access roads/DOT curb cuts installed per plan
- Signalized intersection shared with Publix with multiple points of ingress/egress
- Dense retail corridor with nearby retailers include Publix, Kroger, Aubrey's

	3 mile	5 miles	7 miles
2024 Estimated population	27,560	52,445	69,075
Estimated households	11,010	20,474	26,223
Est. Average HH income	\$105,008	\$101,993	\$106,154
2024 Daytime population	30,941	60,492	72,015



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Publix

Ascend
Federal Credit Union

HEARTLAND
DENTAL

24,200 CPD (2023)



PARCEL
A
±1.66 ACRES

PARCEL
B
±1.05 ACRES

PARCEL
C
±1.05 ACRES

NAP

RETAIL
ANCHOR
±55,000 SF

RETAIL ANCHOR
PARCEL
±7.53 ACRES

PARKING SPACES
R: 275
P: 285