

# For Sale

## Prime Convenience Store Location



### Highway 109 & Central Pike Lebanon, TN

- Water, sewer and gas on-site
- Adjacent to Park 840 Logistics Center
- Near Wilson County High School, Bridgestone Firestone, Genesco, & Visteon
- Corner lots of the 4-way intersection
- Zoned commercial services
- Owner/Agent

Sale Price: \$10.00 psf

### Traffic Counts

	Hwy 109	I-840	TOTAL
2005:	11,380	19,670	31,050
2006:	13,425	25,812	39,237
% Increase:	18%	31%	26% Avg

Proposed housing development on Highway 109 - Callis Crossing (425 proposed units).

Over 8.6 million sq. ft. of existing and proposed industrial space at I-840 and Highway 109 alone

Current day time population: 575 employees and 2200 students and expected to grow

#### contact information

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