

# 313 W. MAIN ST.

313 W. MAIN ST., LEBANON, TN 37087

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 313 W MAIN ST in Lebanon, TN. This well-managed retail or office space has strong visibility on the NW corner of S Greenwood St & W Main St with up to 6105 SF available for lease. The building is in a well-established area with exceptional on-site parking, over 40 spaces. The 8,105 SF building is located near the center of the Lebanon business district and is ready for its next generation of retail. This property is a well-known retail staple of the Lebanon community for years and offers landmark recognition & engaging signage. Give our team of Wilson County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business on the NW corner of S Greenwood St & W Main St.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Available SF:	
Building Size:	8,105 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,334	9,416	13,676
Total Population	6,540	24,299	34,986
Average HH Income	\$60,973	\$60,798	\$72,207

Presented By:

Legacy Commercial Property  
847.904.9200  
info@legacypro.com

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PLANS



It turns out, you don't have any Plans Published!

(be sure to "Publish on Website and Docs" in the [Plans Tab](#))

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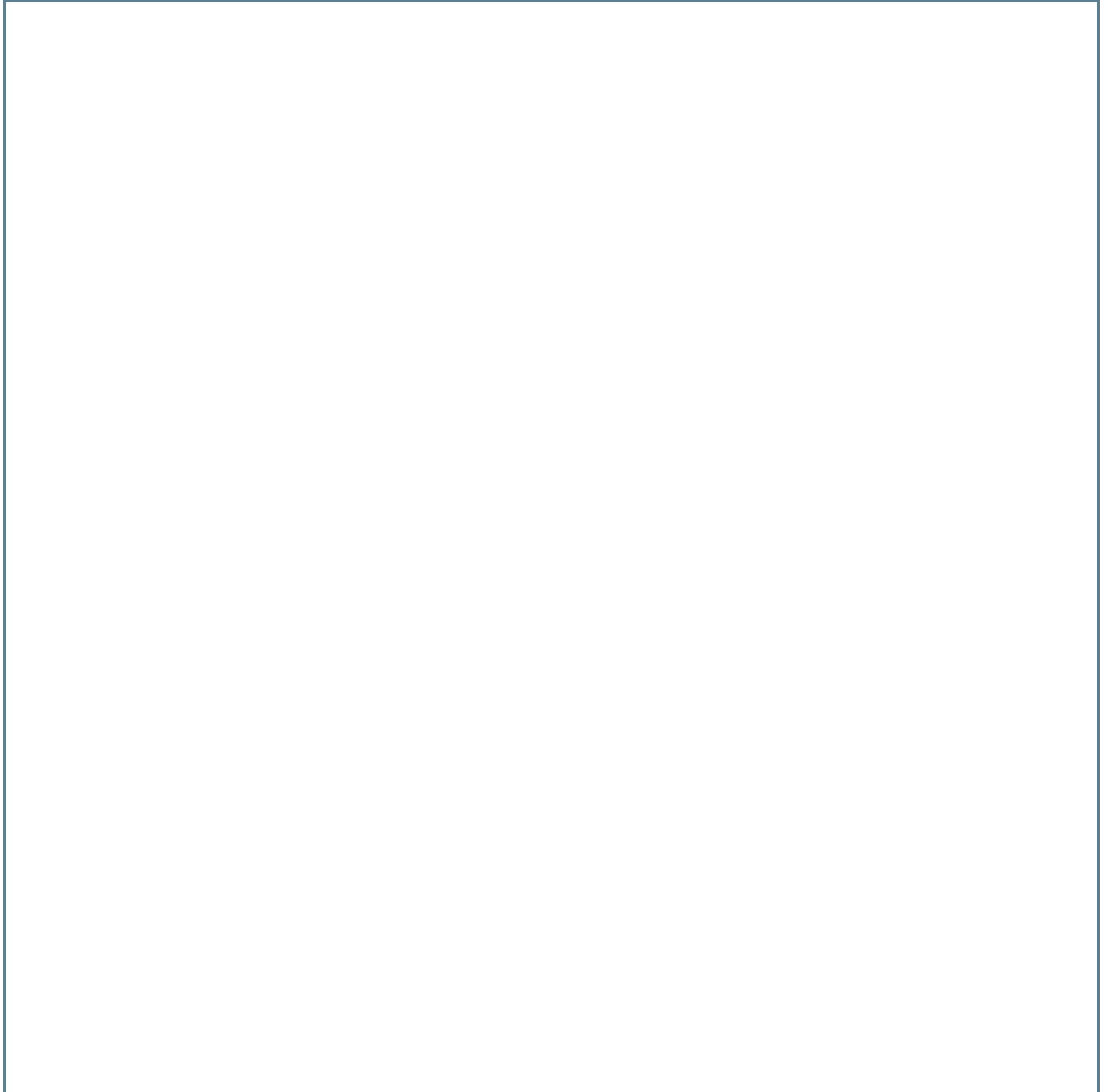
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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RETAILER MAP



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[info@legacypro.com](mailto:info@legacypro.com)



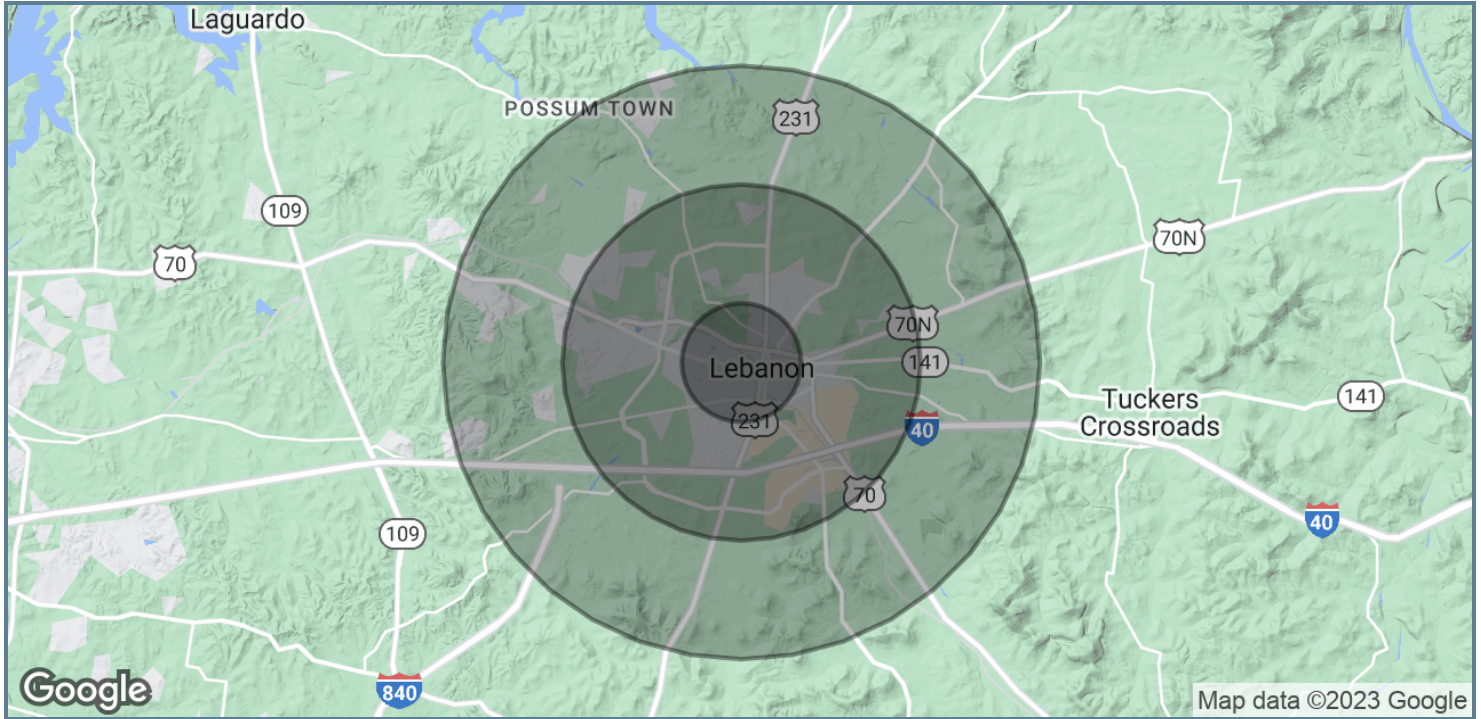
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,540	24,299	34,986
Average Age	35.4	34.9	38.1
Average Age (Male)	32.8	33.4	36.6
Average Age (Female)	39.3	37.2	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,334	9,416	13,676
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$60,973	\$60,798	\$72,207
Average House Value	\$185,209	\$191,505	\$226,337

\* Demographic data derived from 2020 ACS - US Census

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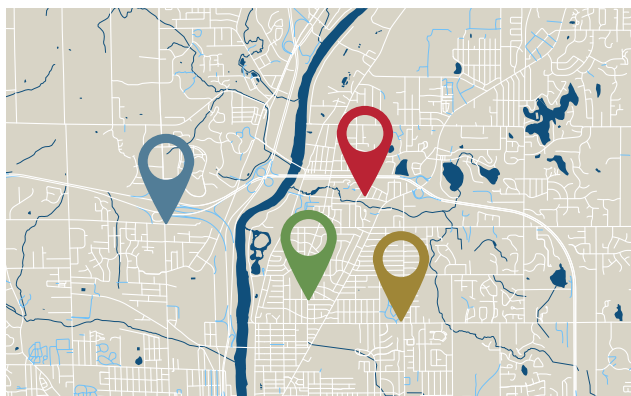
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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



**LEGACY**  
COMMERCIAL PROPERTY

**Chat With a Leasing Agent Today**

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