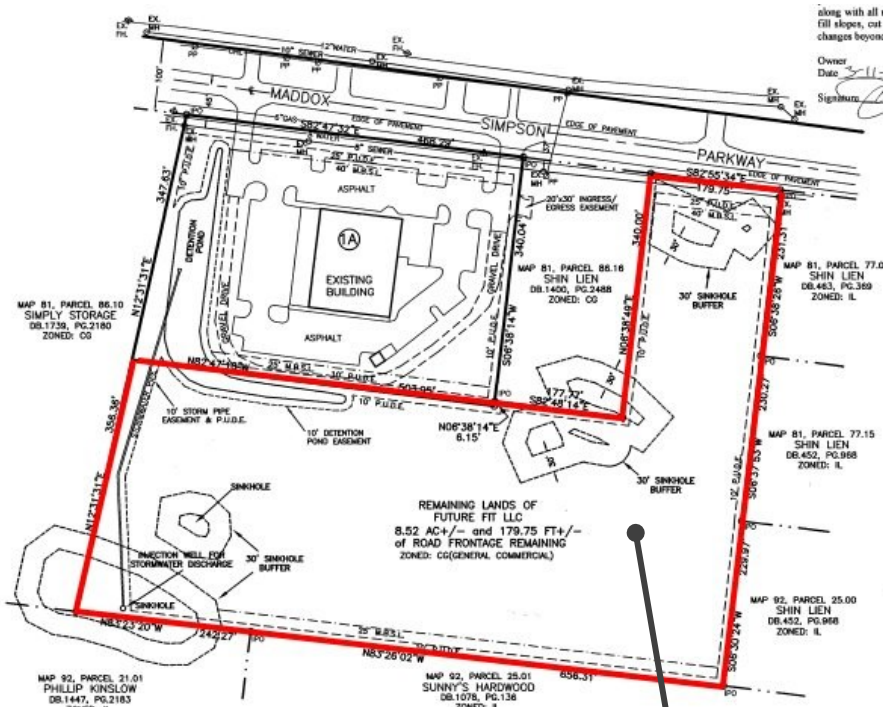


# LAND AVAILABLE

**8.52 ACRES at 200 MADDOX-SIMPSON PKWY in LEBANON, TN 37087**



- ◆ 8.52 ACRE PARCEL CREATED FROM THE DEVELOPMENT OF A NEIGHBORING ANYTIME FITNESS CENTER
- ◆ APPROXIMATELY 179 FT OF ROAD FRONTAGE
- ◆ UTILITIES TO SITE OR NEARBY
- ◆ GREAT SITE WITH CENTRAL, ACCESSIBLE LEBANON LOCATION
- ◆ COMMERCIAL ZONING TO ALLOW FOR WIDE VARIETY OF USERS
- ◆ GREAT OPTION FOR OWNER/ USER, OR INVESTOR TO PURCHASE LAND FOR DEVELOPMENT

**PRICE: \$799,900**  
**[\$2.15/SF]**

**2020 DEMOGRAPHIC HIGHLIGHTS**

	1-MILE	3-MILE	5-MILE
POPULATION	1,689	17,779	36,279
DAYTIME POPULATION	2,714	15,376	23,642
AVERAGE HH INCOME	\$54,816	\$59,403	\$69,239
TRAFFIC COUNT	8,632 VEHICLES PER DAY *		

\* Closest Count | 2018

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