

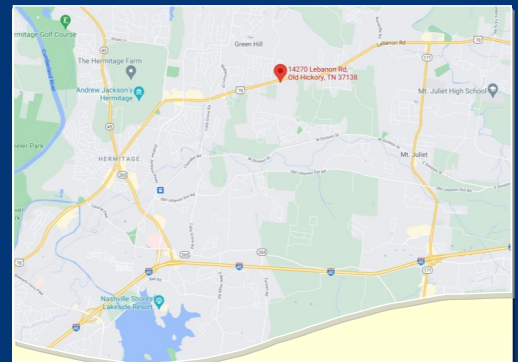
FOR SALE LEBANON RD 2 ACRES - SHOP & OFFICE BUILDINGS



14270 Lebanon Rd | Old Hickory, TN 37138

PROPERTY HIGHLIGHTS:

- 2.0 acres lot with 184 ft road frontage
- 2,243 sq ft house/office building
- Additional storage in basement
- 840 sq ft shop building with mezzanine storage
- 2020 Traffic Count: 26,146 ADV at @ Morningside Drive
- Zoned CG – Commercial General
- Wilson County tax map parcel# 053 137.00



Directions from Nashville:

I-40 Eastbound to Exit 221A. Turn left at light onto Old Hickory Blvd. Turn right onto Lebanon Pike and head east about 2.7 miles. Property is on right.

[Google Map Link](#)



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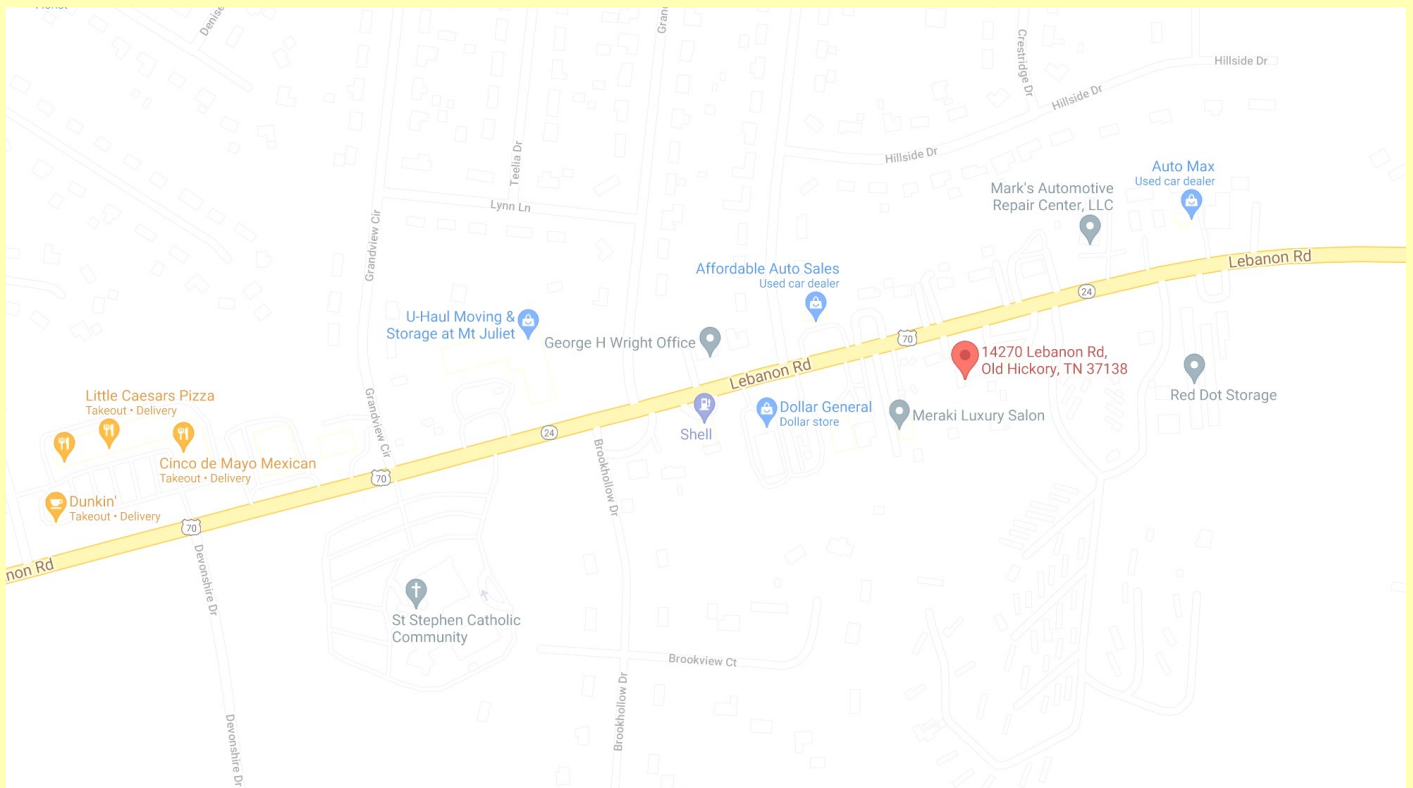
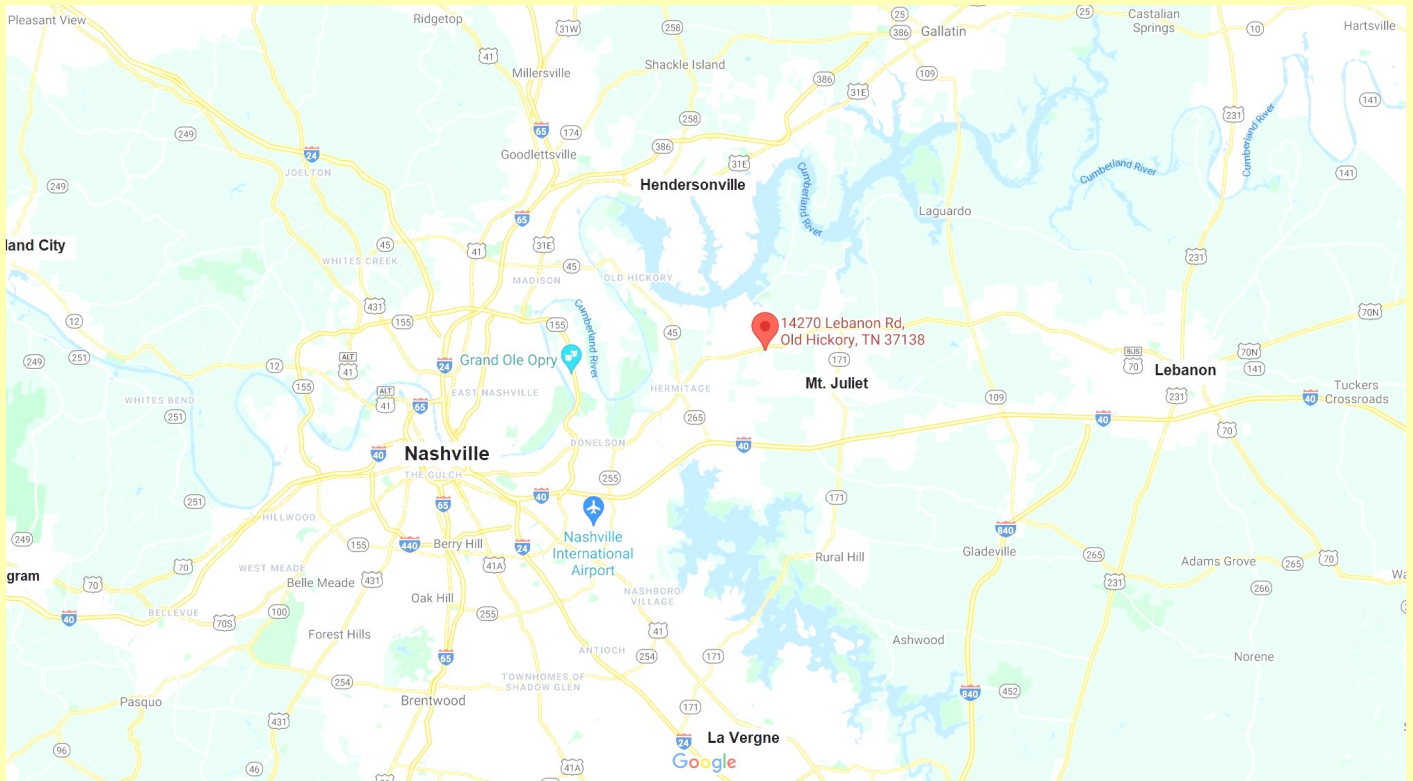
PROPERTY PHOTOS, OFFICE BUILDING AND SHOP

14270 LEBANON RD | OLD HICKORY, TN 37138



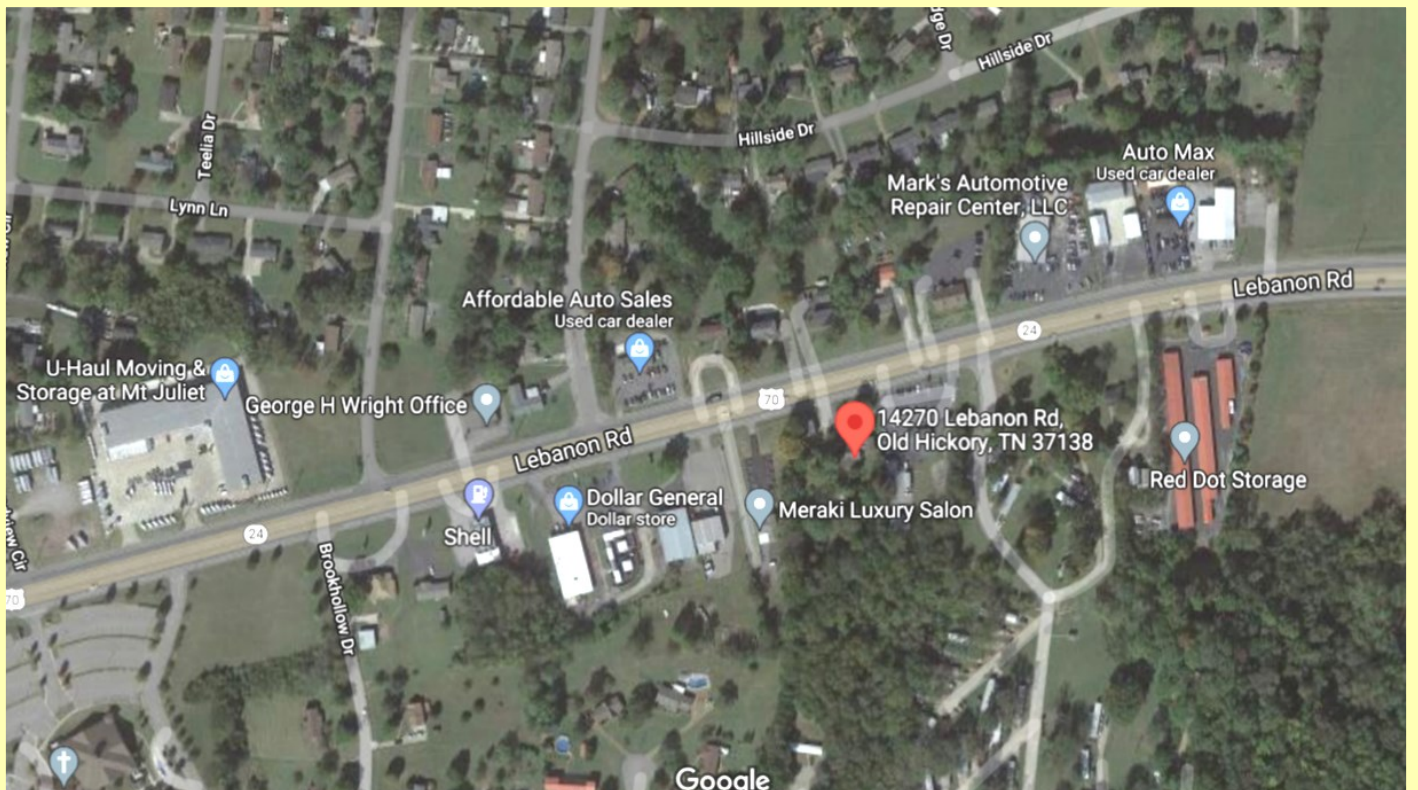
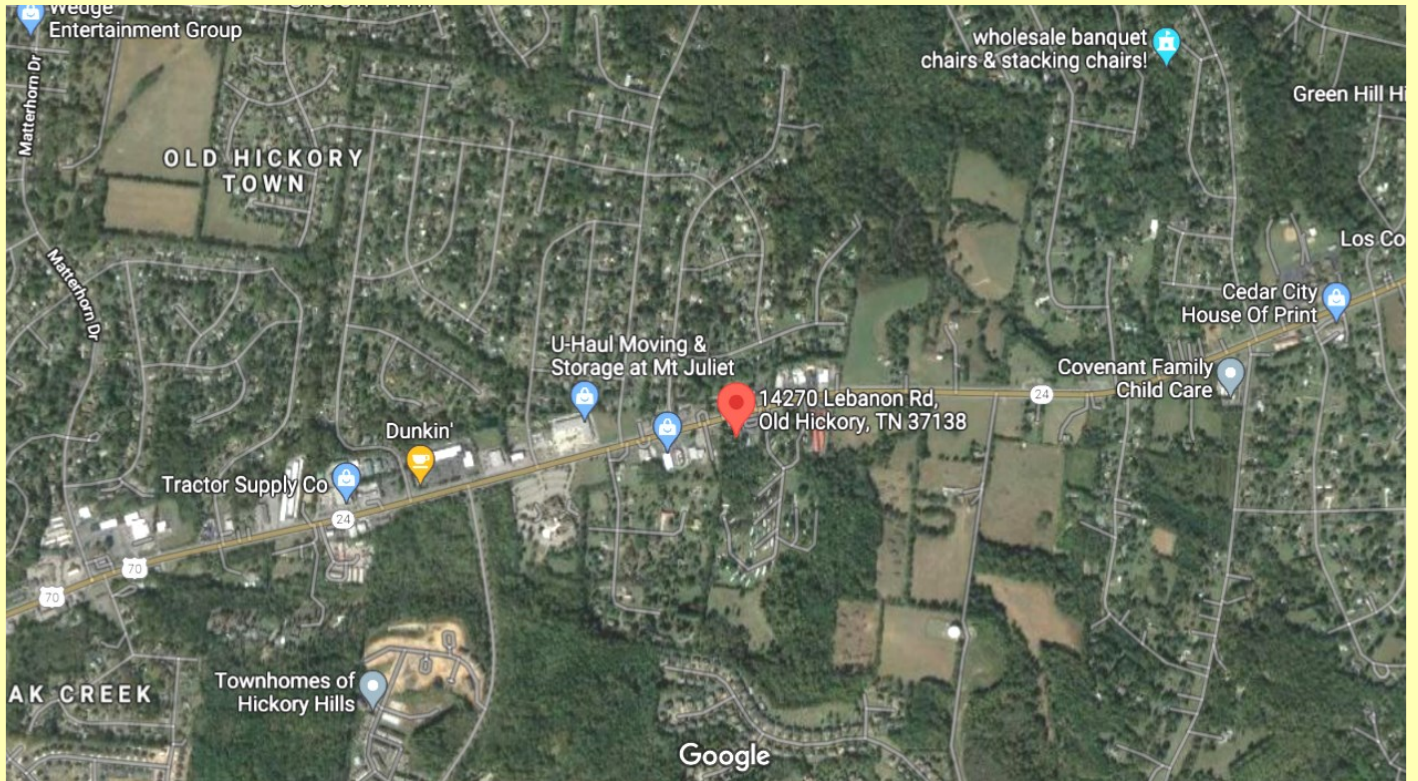
STREET MAPS

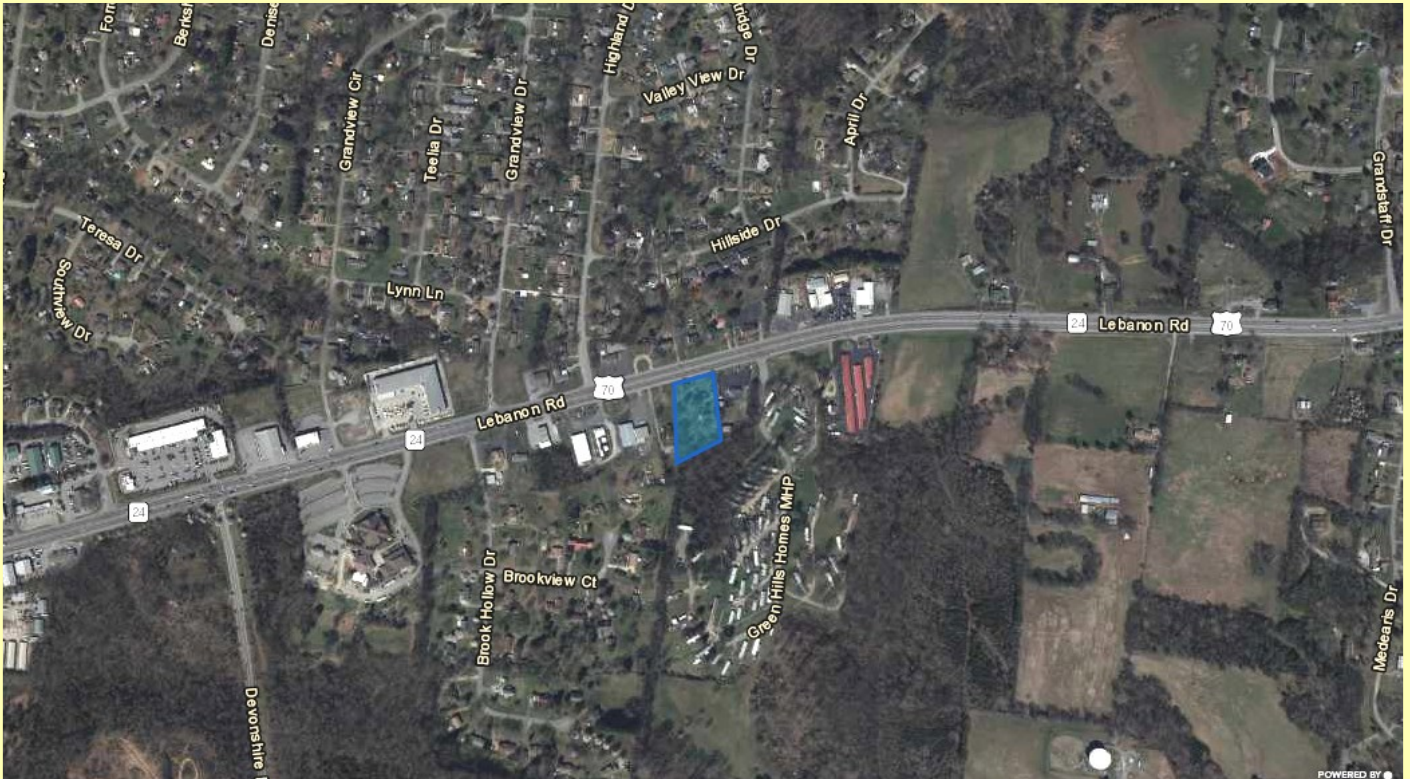
14270 LEBANON RD | OLD HICKORY, TN 37138



SATELLITE MAPS

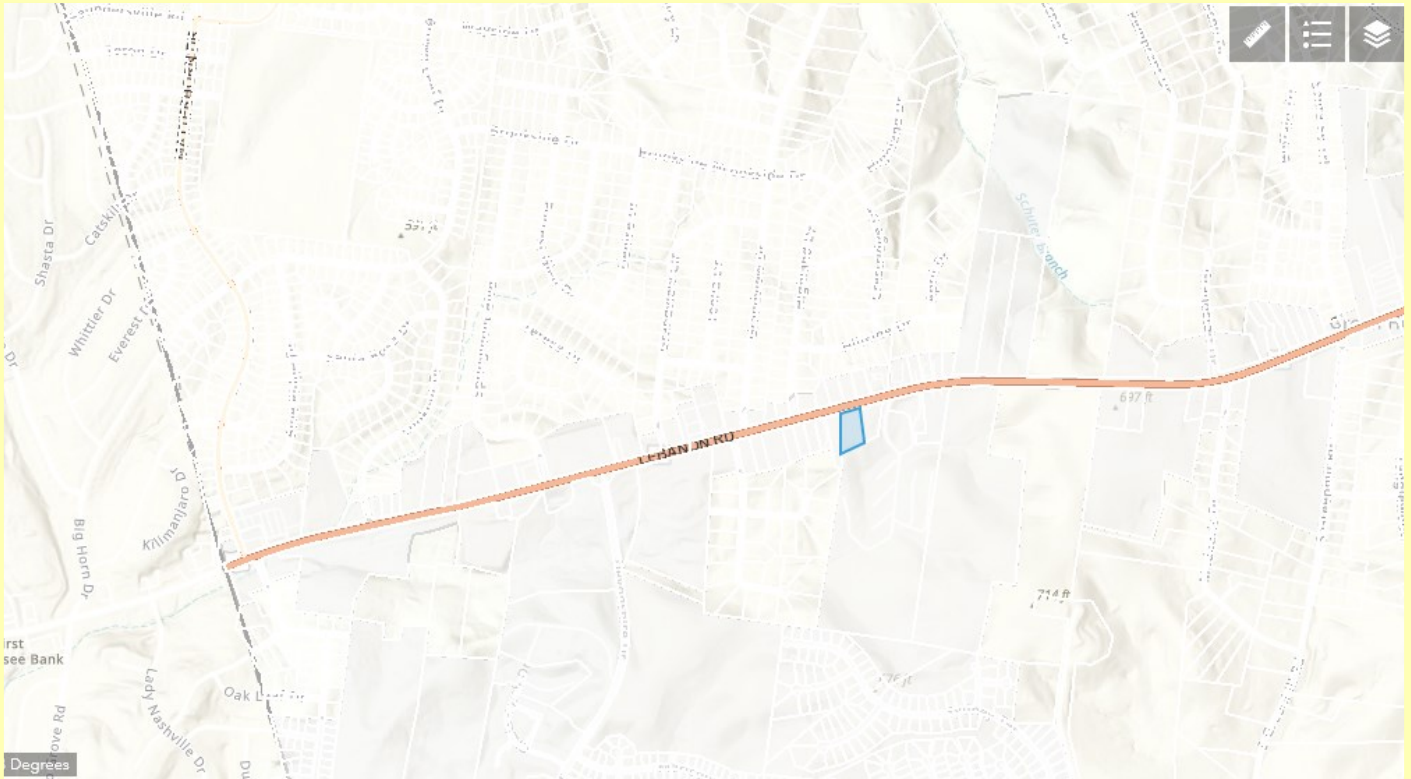
14270 LEBANON RD | OLD HICKORY, TN 37138





TAX MAPS

14270 LEBANON RD | OLD HICKORY, TN 37138



FLOOR PLAN-MAIN

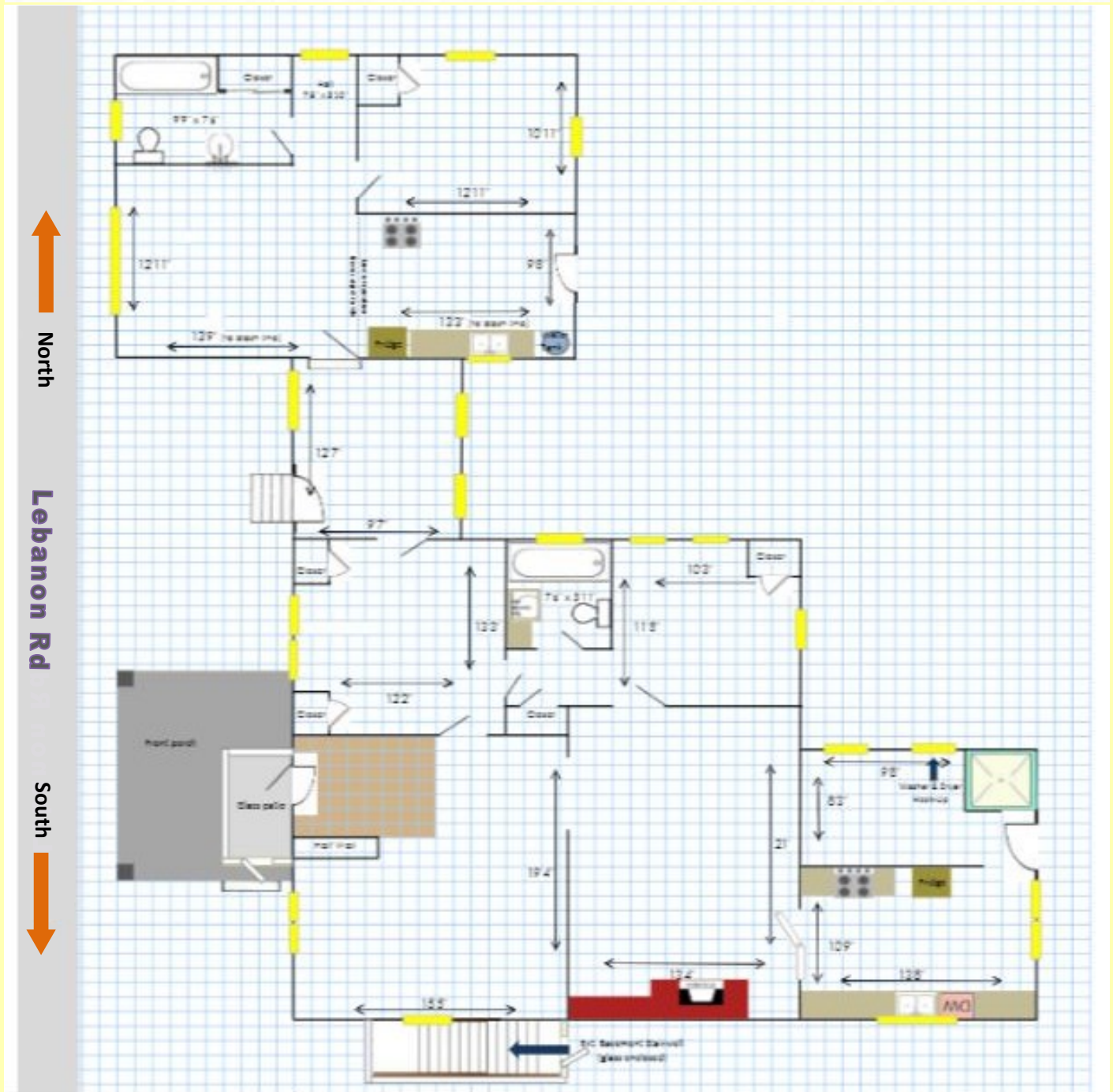
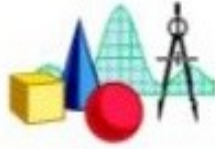
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2442 N. Mt. Juliet Road, Mt. Juliet Tennessee 37122

Prepared by

Floor Plan of: 14270 Lebanon Rd. Old Hickory, TN 37138



FLOOR PLAN-GARAGE

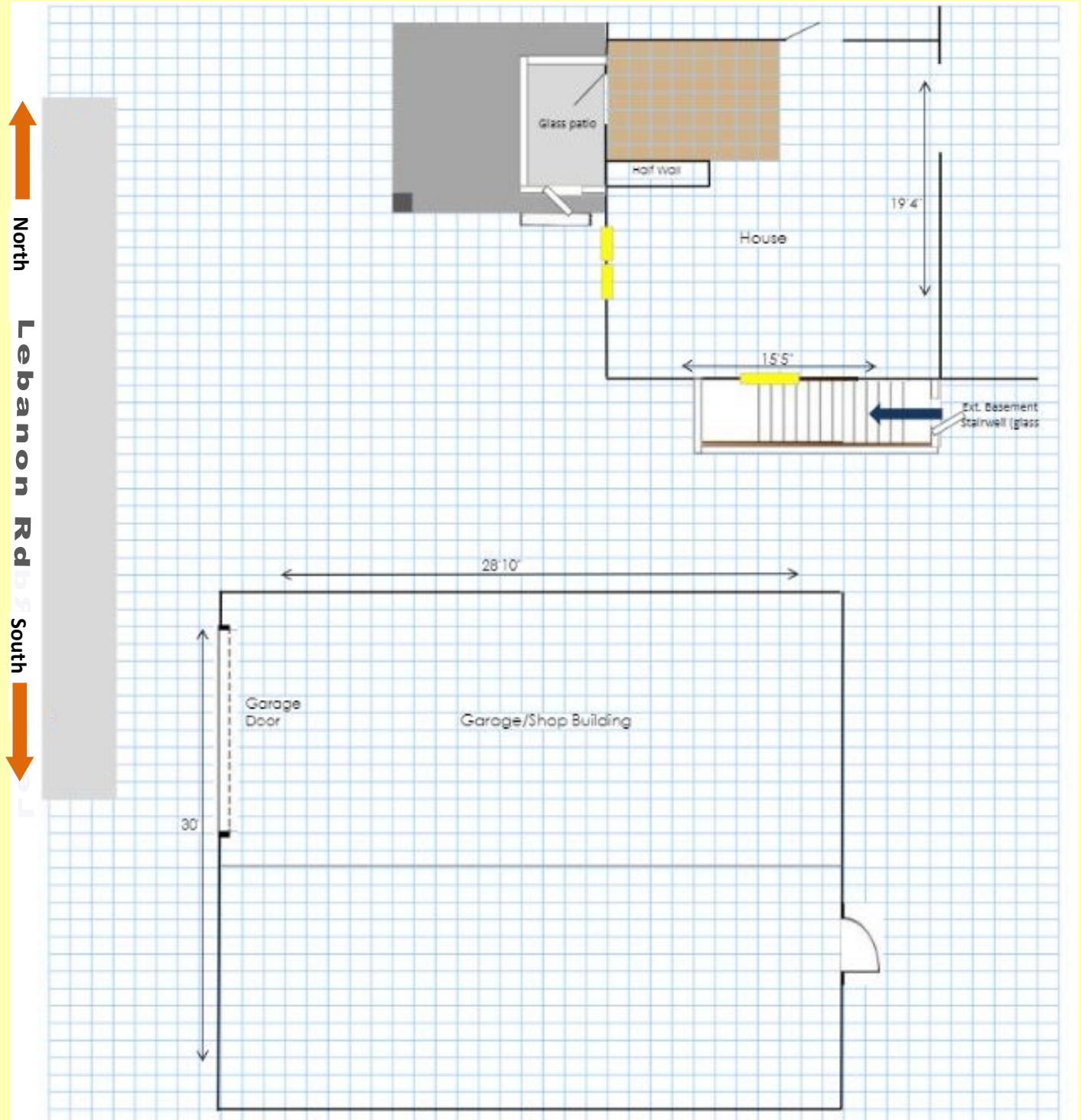
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2442 N. Mt. Juliet Road, Mt. Juliet Tennessee 37122

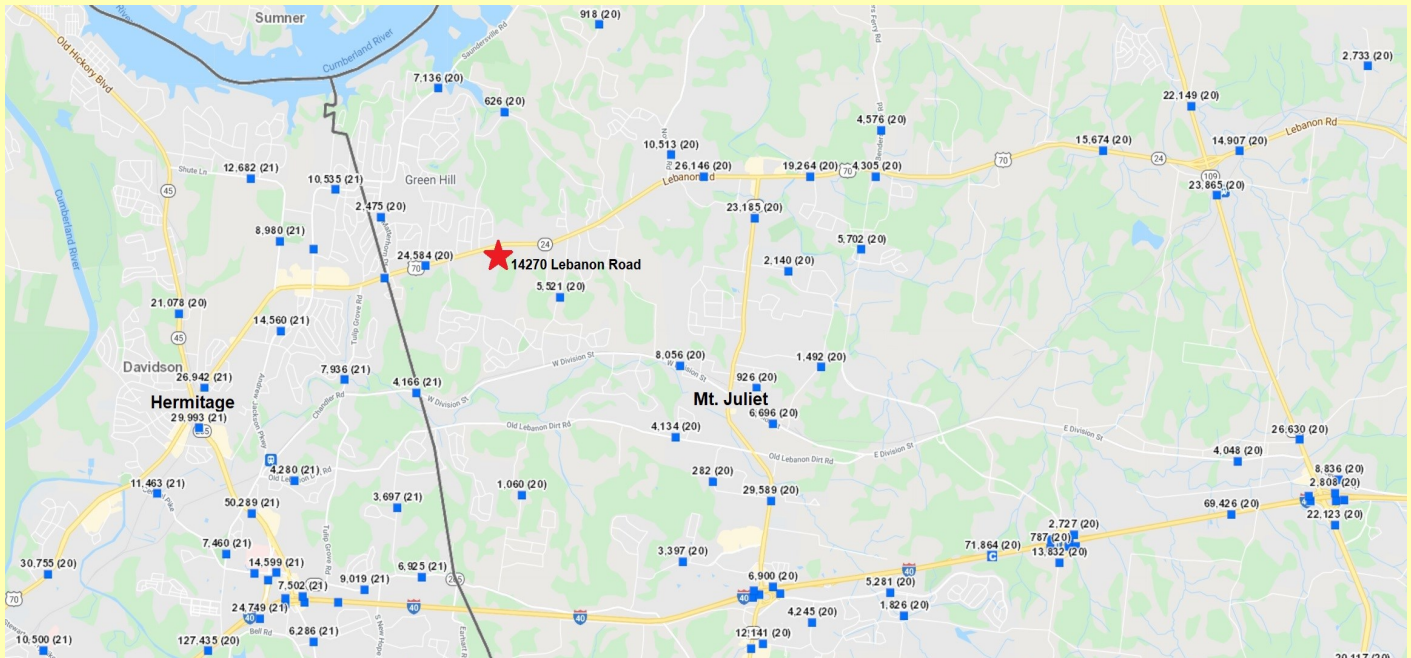
Prepared by

Floor Plan of: 14270 Lebanon Rd. Old Hickory, TN 37138



DIRECTIONS MAP AND TRAFFIC COUNT MAP

14270 LEBANON RD | OLD HICKORY, TN 37138



Traffic Counts

014	23,185	N. Mt. Juliet Rd at Creekwood Drive	2020
048	27,355	Lebanon Pike West of Matterhorn @ Davidson Co line	2020
050	50,289	Old Hickory Blvd at Dodson Chapel (Davidson)	2021
089	29,589	N Mt Juliet Rd at Clearview Drive	2020
108	19,264	Lebanon Road Park at Glen Drive	2020
109	26,146	Lebanon Road Between Sunset Drive and Morningside Drive	2020
151	24,584	Lebanon Road East of Matterhorn @ Wilson Co Line	2020
198	92,222	I-40 Eastbound Wilson Co Line/S New Hope Road (Davidson)	2020
430	29,993	5005 Old Hickory Blvd	2021
440	26,942	Lebanon Road East of Old Hickory Blvd	2021

I-40 Mt. Juliet Exit 226

X4	96,151	I-40 West of Mt Juliet Road	2018
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Source: Tennessee Department of Transportation
Transportation Data Management Mapping July 1, 2021