

FOR SALE 1.20 ACRES IN INDUSTRIAL PARK

Corner Location Southside Park Drive

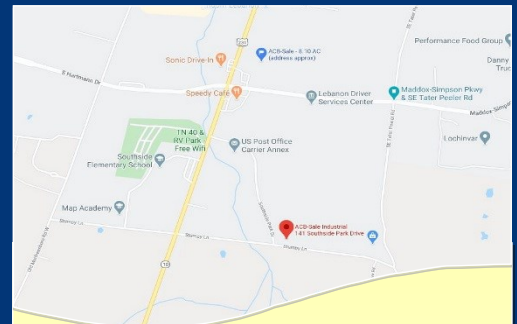


141 Southside Park Dr
Lebanon, TN 37090

141 Southside Park Drive | Lebanon, TN 37090

PROPERTY HIGHLIGHTS:

- 1.20 Acres in Lebanon, Wilson County
- Located in a popular Lebanon Industrial Park
- Cleared, Level, Corner Lot
- Easy access I-40, I-840 and Maddox Simpson Pkwy
- 2021 Traffic Counts:
 - 1,671 ADV on Stumpy Lane
 - 9,777 ADV on Murfreesboro Road
- Current Zoning: Industrial, all utilities present
- Wilson County tax map parcel # 092-021.12



Driving from Nashville:

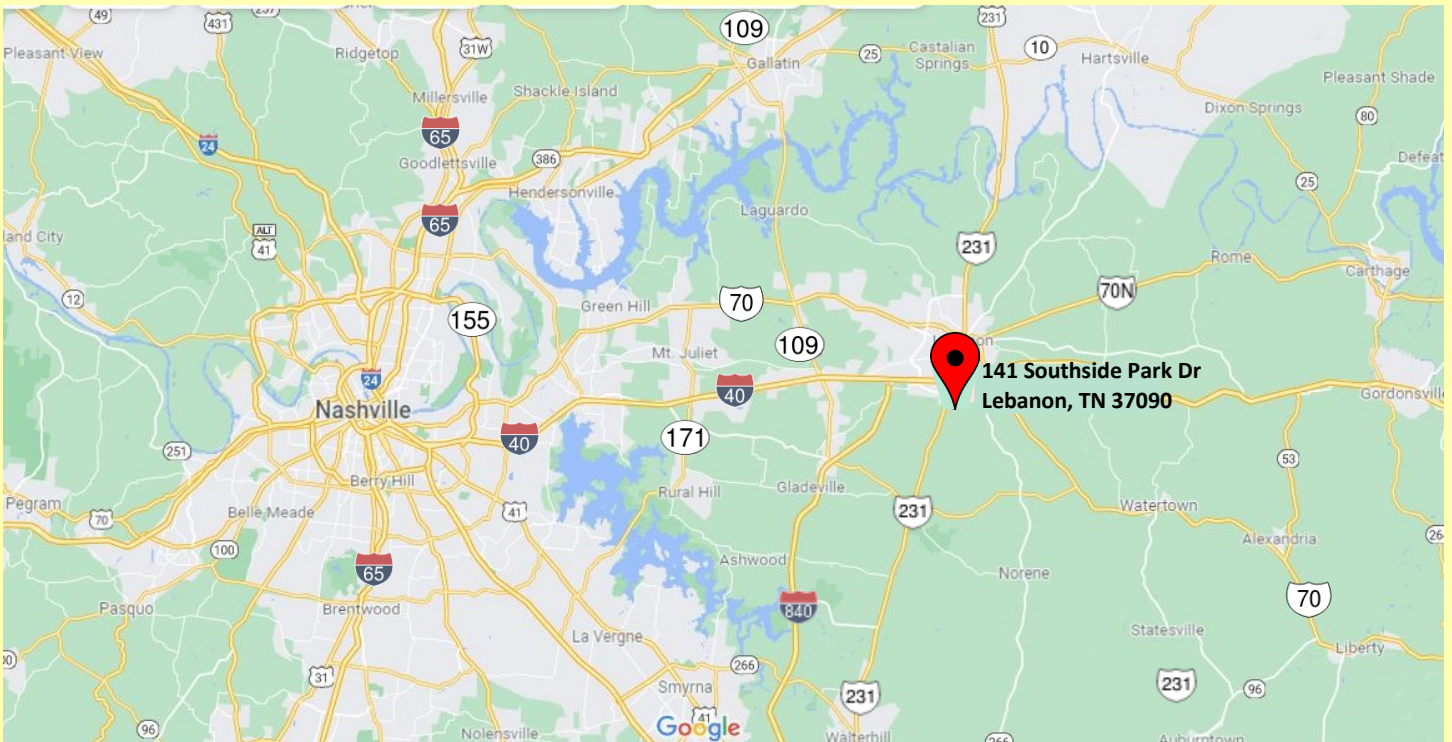
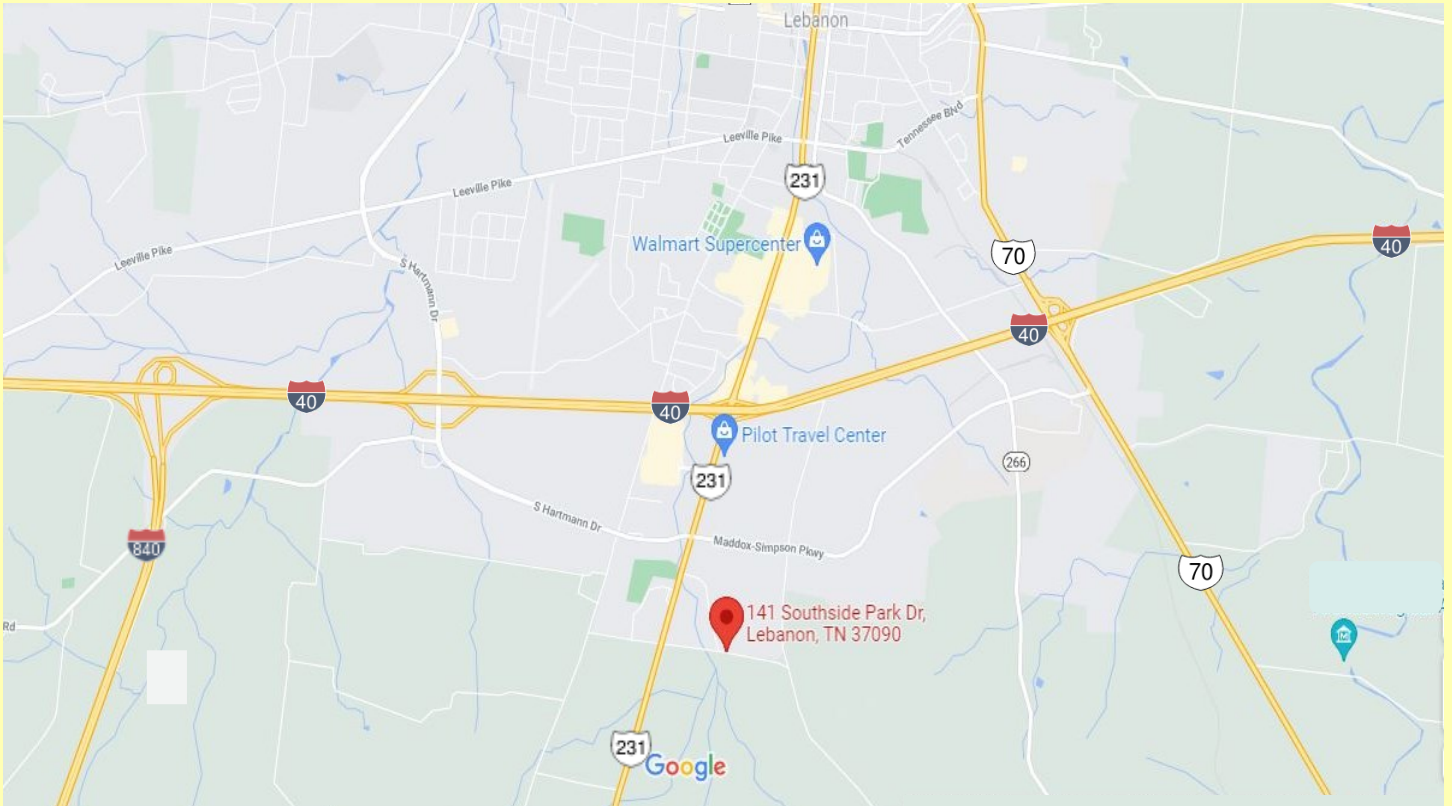
Take I-40 E. to Exit 238, US 231 South/
Murfreesboro Road. Head south just over
1 mile and turn left onto Stumpy Lane.
Follow Stumpy Lane 0.3 miles to the
intersection with Southside Park.
Property on left.

[Google Map Link](#)

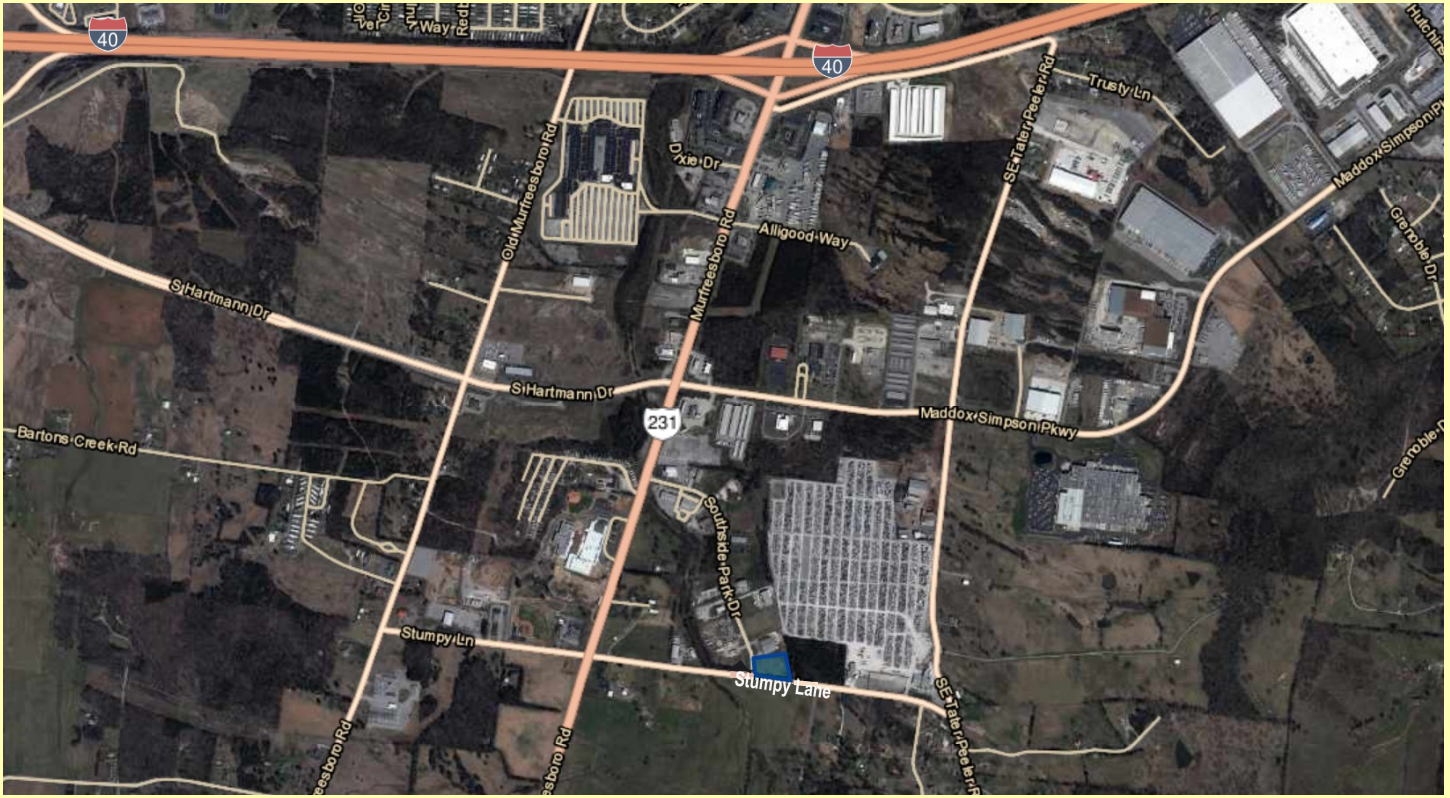


© 2021 Anderson Commercial Brokerage

STREET MAPS
141 SOUTHSIDE PARK DRIVE | LEBANON, TN 37090



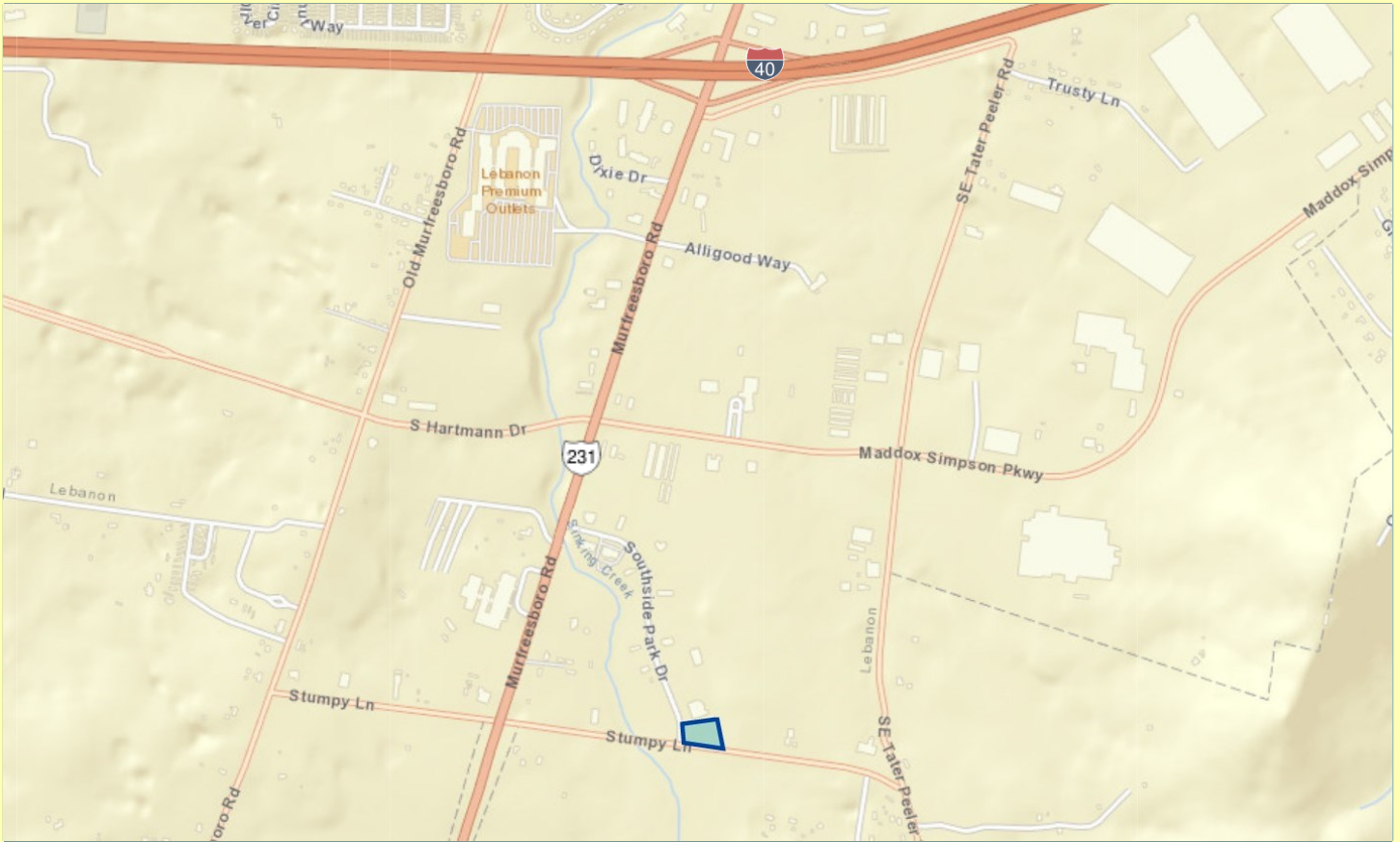
AERIAL MAPS
141 SOUTHSIDE PARK DRIVE | LEBANON, TN 37090



AERIAL MAP & PARCEL # 092-021.12
141 SOUTHSIDE PARK DRIVE | LEBANON, TN 37090

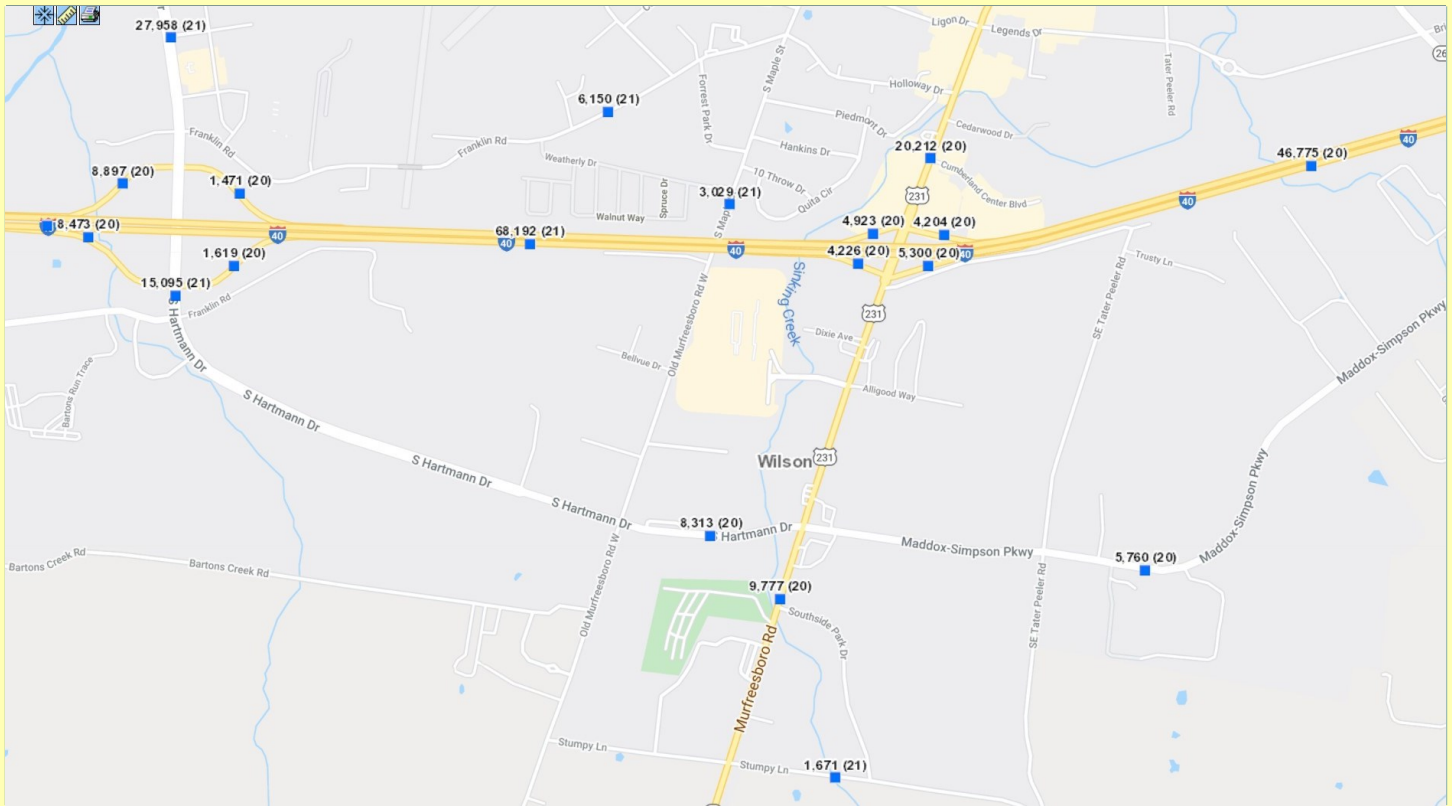


TAX MAPS
141 SOUTHSIDE PARK DRIVE | LEBANON, TN 37090



TRAFFIC COUNTS

141 SOUTHSIDE PARK DRIVE | LEBANON, TN 37090



Traffic Counts

Counting Sta #	#AVD	Main Road	Cross Street	Date of Sample
026	6,150	Franklin Road	Castle Heights Avenue	2021
075	20,212	Murfreesboro Road	Cumberland Center Boulevard	2020
079	9,777	Murfreesboro Road	Southside Park Drive	2020
135	3,029	South Maple Street	Weatherly Drive	2021
206	1,671	Stumpy Lane	Southside Park Drive	2021
212	5,760	Maddox Simpson Parkway	East of Murfreesboro Road	2020
220	8,313	South Hartman Drive	West of Murfreesboro Road	2020
221	27,958	South Hartman Drive	Franklin Road	2021
Interstate 40				
083	46,775	I-40 Eastbound	Between Exits 238 and 239	2020
135	68,192	I-40 Eastbound	Between Exits 236 and 238	2021

Source: Tennessee Dept. of Transportation, September 2021

SAMPLE OF AREA BUSINESS
141 SOUTHSIDE PARK DRIVE | LEBANON, TN 37090

