



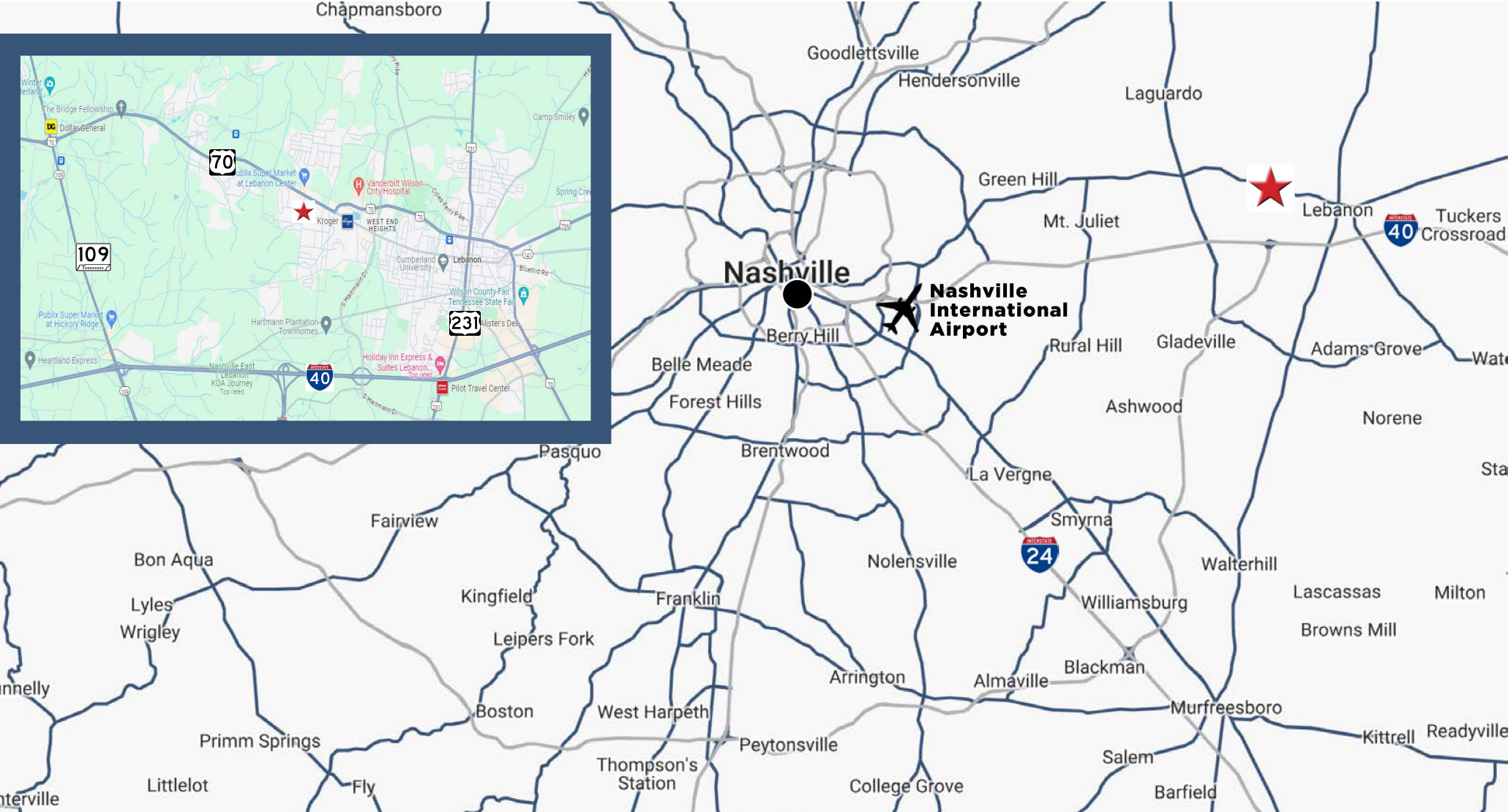
# LEBANON, TN

1644 W. Main Street

## 2.0 ACRE PAD SITE AVAILABLE

- \* Over 400' frontage on W. Main Street. Sub-dividable.
- \* Water, Sewer, Natural Gas, Fiber Optic, stubbed to Site.
- \* Adjacent Aubrey's Restaurant (under construction).

# LOCATION

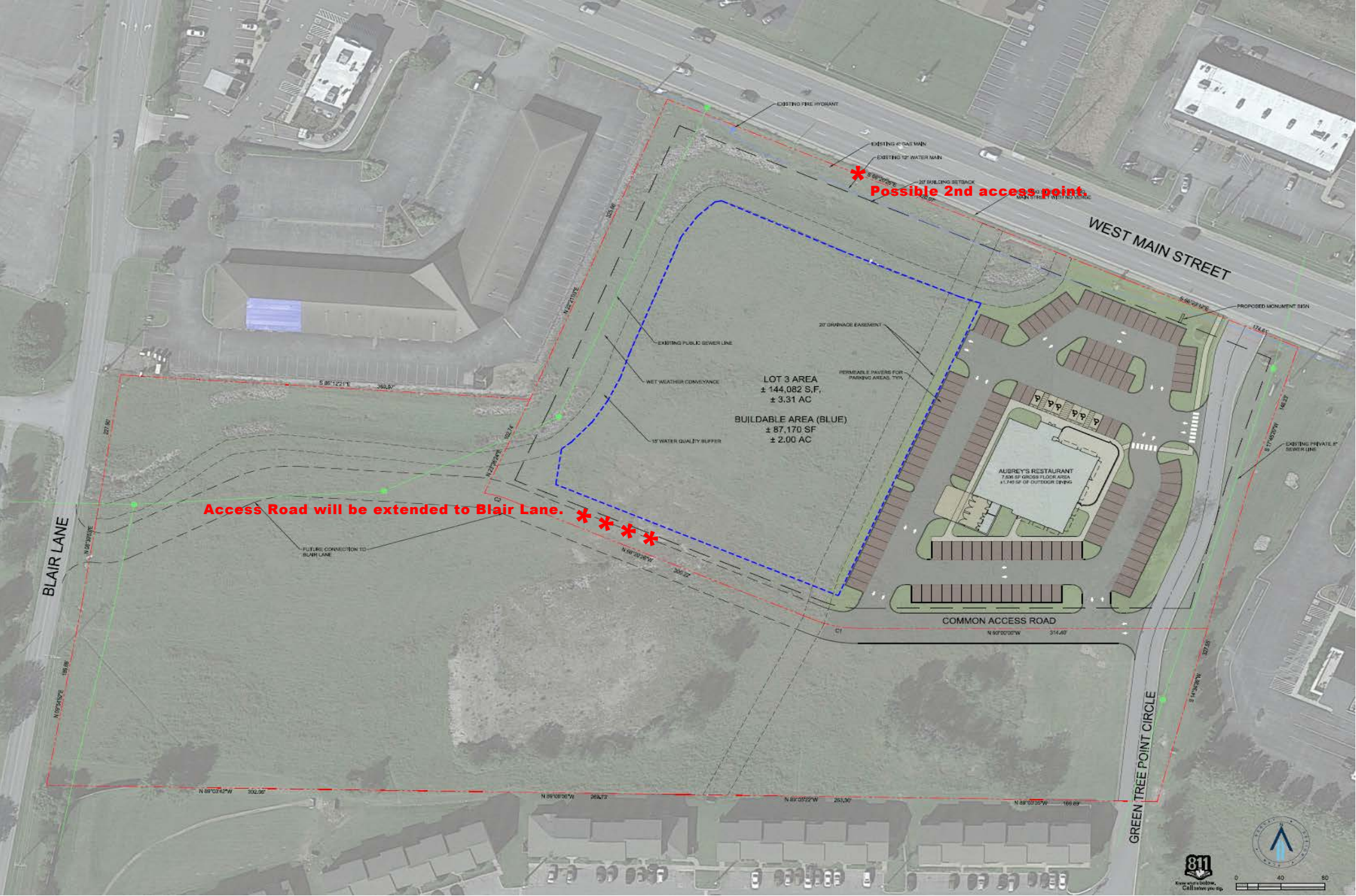


**Real Estate Advisors, LLC**

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**JKS Real Estate  
Development, LLC**

# SITE AERIAL



Possible 2nd access point.

Access Road will be extended to Blair Lane. \*

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# DEMOGRAPHICS

Highlights:	1-Mile	3-Mile	5-Mile
<b>2024 Population</b>	<b>5,594</b>	<b>30,330</b>	<b>52,927</b>
2029 Projection	7,180	36,011	61,884
Annual Growth Rate	5.12%	3.49%	3.18%
Average Household Size	2.54	2.44	2.49
Median Age	40.2	40.1	39.8
<b>Median Home Value</b>	<b>\$377,900</b>	<b>\$375,812</b>	<b>\$370,799</b>
<b>Median Household Income</b>	<b>\$74,724</b>	<b>\$75,053</b>	<b>\$76,593</b>
<b>Avg. Household Income</b>	<b>\$100,364</b>	<b>\$102,192</b>	<b>\$101,734</b>

Education/Labor	1-Mile	3-Mile	5-Mile
<b>College Degree</b>	<b>23.5%</b>	<b>24.6%</b>	<b>22.3%</b>
Graduate Degree	8.6%	9.9%	9.6%
Associate Degree	6.0%	8.6%	9.2%
% Labor Force Employed	95.8%	96.1%	96.5%

Source: esri  
Market Profile

	1-Mile	3-Mile	5-Mile
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$4,598,281	\$25,876,134	\$44,337,965
Average Spent	\$2,099.67	\$2,140.29	\$2,143.48
Spending Potential Index	88	90	90
Education: Total \$	\$3,353,379	\$19,016,718	\$32,183,683
Average Spent	\$1,531.22	\$1,572.93	\$1,555.89
Spending Potential Index	89	91	90
Entertainment/Recreation: Total \$	\$7,965,192	\$44,861,312	\$76,584,072
Average Spent	\$3,637.07	\$3,710.61	\$3,702.40
Spending Potential Index	89	91	91
Food at Home: Total \$	\$14,005,442	\$79,513,547	\$135,760,668
Average Spent	\$6,395.18	\$6,576.80	\$6,563.24
Spending Potential Index	88	90	90
Food Away from Home: Total \$	\$7,636,594	\$42,800,378	\$72,963,452
Average Spent	\$3,487.03	\$3,540.15	\$3,527.36
Spending Potential Index	90	91	91
Health Care: Total \$	\$14,890,145	\$85,298,740	\$147,536,497
Average Spent	\$6,799.15	\$7,055.31	\$7,132.54
Spending Potential Index	88	92	93
HH Furnishings & Equipment: Total \$	\$6,213,461	\$34,904,420	\$59,737,786
Average Spent	\$2,837.20	\$2,887.05	\$2,887.98
Spending Potential Index	90	91	91
Personal Care Products & Services: Total \$	\$1,939,018	\$10,872,042	\$18,397,139
Average Spent	\$885.40	\$899.26	\$889.40
Spending Potential Index	89	90	89
Shelter: Total \$	\$51,645,717	\$288,192,197	\$486,163,568
Average Spent	\$23,582.52	\$23,837.24	\$23,503.19
Spending Potential Index	88	89	88
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,966,268	\$39,197,539	\$67,112,675
Average Spent	\$3,180.94	\$3,242.15	\$3,244.51
Spending Potential Index	91	93	93
Travel: Total \$	\$5,926,179	\$33,043,223	\$55,869,533
Average Spent	\$2,706.02	\$2,733.10	\$2,700.97
Spending Potential Index	89	90	89
Vehicle Maintenance & Repairs: Total \$	\$2,890,860	\$16,323,344	\$28,031,972
Average Spent	\$1,320.03	\$1,350.15	\$1,355.18
Spending Potential Index	89	91	91



**AVERAGE HOUSEHOLD INCOME OF \$102,192 3-Mile Radius**



**POPULATION OF 52,927 5-Mile Radius**