



PEBB ENTERPRISES

## WESTVIEW PLAZA

1418 W. MAIN STREET | LEBANON, TN 37087  
RETAIL LEASING OPPORTUNITY AVAILABLE

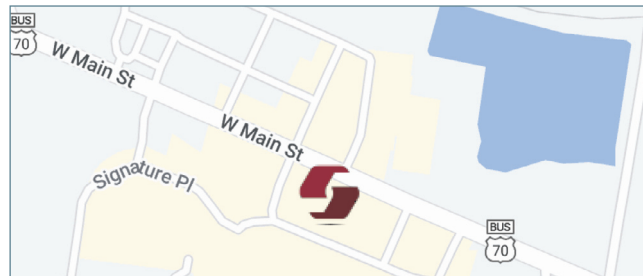


### HIGHLIGHTS

- Locations available on site for ATM. Available for Drive-Up ATM or Walk-Up ATM
- Located on W. Main Street, a major corridor, in Lebanon, Tennessee
- The site offers high traffic counts as well as excellent visibility and accessibility at a signalized intersection with nearby access to both SR 231 and US Hwy 40
- Westview Plaza is across the street from the University Medical Center, a 250 bed acute care hospital
- One mile north is a 1,000,000 SF industrial park that houses Novamet Specialty Products Company, May Trucking Company, Music City Logistics Express, DriveTime Inspection Center and Tennessee Cheesecake who combined have a minimum of 250 daytime employees

### AREA DEMOGRAPHICS

- **Population 3mi/5mi/7mi:** 30,005/45,203/59,016
- **Households 3mi/5mi/7mi:** 11,755/17,477/22,648
- **Average Household Income 3mi/5mi/7mi:** \$77,279/\$82,031/\$87,292



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### Current Square Footage & Availability

1 (NIC)	1,440 SF	Papa Murphy's
2 (NIC)	1,200 SF	Great Clips
3 (NIC)	3,240 SF	Mangos Mexican Restaurant
4 (NIC)	1,800 SF	Regency Finance
5 (NIC)	1,380 SF	GNC
6 (NIC)	2,728 SF	
7 (NIC)	4,146 SF	
8 (NIC)	2,016 SF	
9 (NIC)	1,764 SF	
10 (NIC)	1 SF	
11 (NIC)	1,200 SF	Subway
12 (NIC)	1,300 SF	Progressive
13 (NIC)	1,378 SF	Edward Jones
14 (NIC)	1 SF	Kroger
1418B	1,200 SF	China Wok
1418D	2,112 SF	T-Mobile
1418E	2,763 SF	Sun Tan City
1418F	3,285 SF	Discount Liquor & Wine
1418H	10,718 SF	Petco
20 (NIC)	1 SF	Bank of America
21 (NIC)	1 SF	Kroger Fuel Station
1418C	2,728 SF	Mysa Nails & Spa
#22	500 SF	AVAILABLE
#23	500 SF	AVAILABLE



## SUMMARY PROFILE

1990 - 2000 - 2010 Census

Q2 2022 Estimates & Q2 2027 Projections

Lat/Lon: 36.214972/-86.330633

*Calculated using TAS Retrieval*

	Westview Plaza	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population	Q2 2022 Estimated Population	30,005	45,203	59,016
	2027 Projected Population	30,886	47,282	62,519
	2010 Census Population	23,544	34,031	42,866
	2000 Census Population	19,516	27,649	34,095
	1990 Census Population	15,856	21,833	26,626
	Historical Annual Growth 1990 to 2000	2.10%	2.39%	2.50%
	Historical Annual Growth 2000 to 2010	1.89%	2.10%	2.32%
	Estimated Annual Growth 2010 to 2022	2.00%	2.34%	2.64%
	Projected Annual Growth 2022 to 2027	0.58%	0.90%	1.16%
	Median Age	38.41	39.57	40.62
Households	Q2 2022 Estimated Households	11,755	17,477	22,648
	2027 Projected Households	12,104	18,283	23,997
	2010 Census Households	9,160	13,093	16,381
	2000 Census Households	7,668	10,707	13,082
	1990 Census Households	6,081	8,206	9,894
	Historical Annual Growth 1990 to 2000	2.35%	2.70%	2.83%
	Historical Annual Growth 2000 to 2010	1.79%	2.03%	2.27%
	Estimated Annual Growth 2010 to 2022	2.06%	2.39%	2.68%
	Projected Annual Growth 2022 to 2027	0.59%	0.91%	1.16%
	Population per Household	2.46	2.52	2.56
Population by Race	White	80.92%	82.33%	84.13%
	Black or African American	11.25%	10.06%	8.70%
	Asian & Pacific Islander	1.57%	1.63%	1.63%
	Other Races	6.27%	5.98%	5.53%
	Non Hispanic or Latino Population	93.04%	94.04%	94.88%
	Hispanic or Latino Population	6.96%	5.96%	5.12%
Income	Average Household Income	\$77,279	\$82,031	\$87,292
	Median Household Income	\$57,390	\$62,626	\$67,056
	Per Capita Income	\$30,880	\$32,136	\$33,825
Education (Age 25+)	Elementary	4.58%	4.66%	4.21%
	Some High School	6.17%	6.31%	6.51%
	High School Graduate	35.82%	33.55%	31.73%
	Some College	21.76%	20.53%	20.23%
	Associates Degree Only	6.42%	7.46%	7.96%
	Bachelors Degree Only	18.30%	19.46%	20.43%
	Graduate Degree	6.96%	8.03%	8.93%
Business	Number of Businesses	1,131	1,461	1,677
	Total Number of Employees	16,436	23,191	27,477
	Employees per Business	14.53	15.87	16.39
	Residential Population per Business	26.52	30.94	35.20