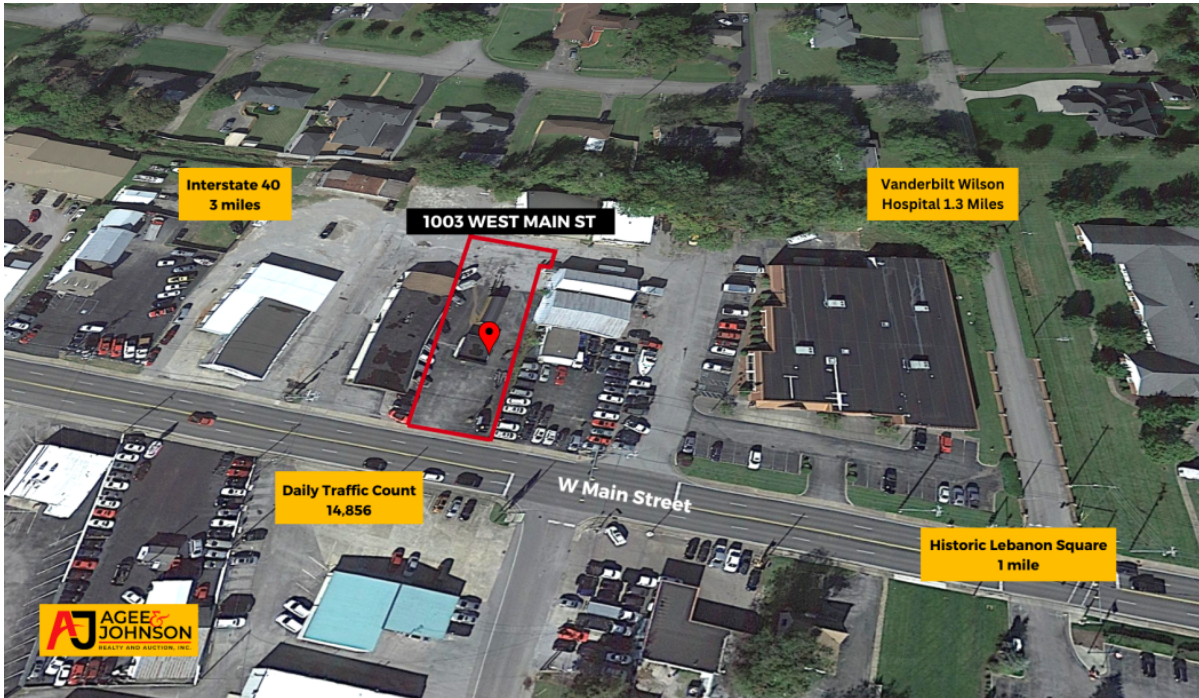


**1003 W Main St**  
Lebanon, TN 37087

**SOLD!**

Auction  
09/21/2023 6:00 pm



Listed By (Agent):

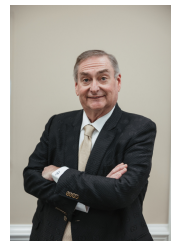
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



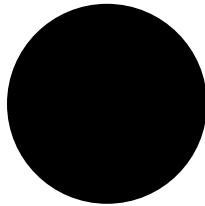
# ABSOLUTE AUCTION

**THURSDAY SEPTEMBER 21, 2023 @ 6pm**

**1003 West Main St • Lebanon TN 37087**

**DIRECTIONS: From Historic Lebanon Square travel west on West Main Street for 1 mile. Watch for signs!!!**

**LOCATION! LOCATION! LOCATION!**



**COMMERCIAL PROPERTY IN THE HEART OF LEBANON**

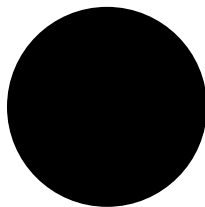
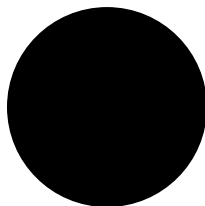
**.34 +/- Acre Zoned Commercial General**

**â For Commercial General Use**

**75 +/- Feet Road Frontage • Property Improved with a Two Office Sales Suite**

**Highly Desirable Location • Daily Traffic Count 14,856**

**Commuter Rail 1.3 miles • I-40 3 miles • Lebanon Municipal Airport 2.5 miles**



**FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.**

**SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE.**

**SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of**

deed.

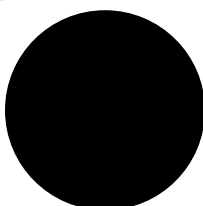
TITLE: Seller will furnish warranty deed; prorate 2023 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING AS IS.

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

**Jay White, Principal Auctioneer - License #2309**



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2023-09-21
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	1003 W Main St
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Type</b>	Commercial
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Thursday September 21, 2023 @ 6pm 1003 W Main St • Lebanon TN Location! Location! Location! Commercial Property in the Heart of Lebanon
<b>Auction Time Start</b>	6:00 pm
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes

**ABSOLUTE AUCTION** Thursday September 21, 2023 6:00 PM  
1003 WEST MAIN STREET, LEBANON, TN 37087  
**LOCATION! LOCATION! LOCATION!**

**COMMERCIAL PROPERTY IN THE HEART OF LEBANON**  
.34 +/- Acre Zoned Commercial General  
For Commercial General Use • bl.Ly/LebanonCG  
75 +/- Feet Road Frontage • Property Improved with a Two Office Sales Suite  
Highly Desirable Location • Daily Traffic Count 14,656  
Commuter Rail 1.3 miles, I-40 3 miles, Lebanon Municipal Airport 2.5 miles

**TWO OUTBUILDINGS TO BE SOLD SEPARATELY**  
12 x 28 Corral Barn Shed with Roll Up Garage Door, 2 Windows & Door  
8 x 10 Storage Shed - Outbuildings To Be Moved

Call Jay White at 615-308-4421 or 615-444-0909 For Further Information

**AGEE & JOHNSON** REALTY AND AUCTION, INC.  
**615.444.0909**  
www.AgeeAndJohnson.com

**AGEE & JOHNSON** REALTY AND AUCTION, INC.  
**615.444.0909**  
www.AgeeAndJohnson.com



**ABSOLUTE AUCTION** Thursday September 21, 2023 6:00 PM  
1003 WEST MAIN STREET, LEBANON, TN 37087  
**LOCATION! LOCATION! LOCATION!**

**COMMERCIAL PROPERTY IN THE HEART OF LEBANON**  
.34 +/- Acre Zoned Commercial General  
For Commercial General Use • bl.Ly/LebanonCG  
75 +/- Feet Road Frontage • Property Improved with a Two Office Sales Suite  
Highly Desirable Location • Daily Traffic Count 14,656  
Commuter Rail 1.3 miles, I-40 3 miles, Lebanon Municipal Airport 2.5 miles

**TWO OUTBUILDINGS TO BE SOLD SEPARATELY**  
12 x 28 Corral Barn Shed with Roll Up Garage Door, 2 Windows & Door  
8 x 10 Storage Shed - Outbuildings To Be Moved

Call Jay White at 615-308-4421 or 615-444-0909 For Further Information

**AGEE & JOHNSON** REALTY AND AUCTION, INC.  
**615.444.0909**  
www.AgeeAndJohnson.com



**Local & Nearby Area Resources / Businesses**

- Restaurants: 20+
- Health / Medical: 20+
- Shopping: 20+

- Grocery: 20+
- Attractions / Things to Do: 20+

### Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Sake Japanese Grill	Japanese	0.05 mi	(615) 453-1566	65 Review(s) 4.0
2	J Clayborn's Bakery & Cafe	Delis	0.11 mi	(615) 784-4055	58 Review(s) 4.5
3	Domino's Pizza	Pizza	0.12 mi	(615) 449-3733	26 Review(s) 2.0
4	Guadalajara Taqueria Y Carniceria	Tacos	0.17 mi	(615) 449-8237	84 Review(s) 4.5
5	New China II Restaurant	Chinese	0.29 mi	(615) 449-4535	1 Review(s) 1.0
6	Mr Panchos Mexican Restaurant	Mexican	0.29 mi	(615) 443-3995	40 Review(s) 4.0
7	Hardee's	Fast Food	0.32 mi	(615) 444-8241	10 Review(s) 2.0
8	Sammy B's	American (New)	0.33 mi	(615) 547-4550	139 Review(s) 4.0
9	Captain D's	Seafood	0.35 mi	(615) 449-1966	5 Review(s) 3.0
10	Kansha Japanese Express	Japanese	0.48 mi	(615) 784-4003	2 Review(s) 3.0
11	Sonic Drive-In	Fast Food	0.54 mi	(615) 449-3034	24 Review(s) 2.0
12	Burger King	Burgers	0.55 mi	(615) 449-8644	13 Review(s) 1.5
13	Pop's Coffee Shop	Coffee & Tea	0.55 mi	(615) 450-8629	16 Review(s) 4.5
14	Painturo's	Pizza	0.56 mi	(615) 443-8444	80 Review(s) 4.5
15	China Wok	Chinese	0.59 mi	(615) 443-3338	5 Review(s) 2.0
16	Los Compadres Mexican Restaurant	Mexican	0.6 mi	(615) 443-4697	54 Review(s) 3.5
17	Papa Johns Pizza	Pizza	0.61 mi	(615) 443-7272	12 Review(s) 2.5
18	Peking Chinese Restaurant	Chinese	0.65 mi	(615) 449-3304	72 Review(s) 4.0
19	Jersey Mike's Subs	Sandwiches	0.65 mi	(615) 444-9886	12 Review(s) 3.5
20	Ruby Tuesday	Burgers	0.65 mi	(615) 453-0577	69 Review(s) 2.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Grocery	0.17 mi	(615) 784-5191	1 Review(s) 1.0
2	Kroger	Grocery	1.02 mi	(615) 449-4631	16 Review(s) 2.5
3	DG Market + pOpshelf	Discount Store	1.15 mi	(615) 965-4320	1 Review(s) 1.0
4	La Tienda Hispana	Grocery	1.2 mi	(615) 444-9859	9 Review(s) 4.5
5	Al's Foodland	Grocery	1.51 mi	(615) 449-8293	9 Review(s) 2.5
6	ALDI	Grocery	1.74 mi	(855) 955-2534	6 Review(s) 4.5
7	Walmart Supercenter	Department Stores	1.82 mi	(615) 444-0471	37 Review(s) 2.0
8	Publix Super Markets	Grocery	1.97 mi	(615) 444-2581	23 Review(s) 3.5
9	H. G. Hill's Grocery Store	Grocery	4.55 mi		1 Review(s) 1.0
10	Dollar General	Discount Store	4.55 mi	(615) 547-8051	1 Review(s) 5.0
11	Kroger	Grocery	4.96 mi	(615) 883-4259	1 Review(s) 1.0
12	Publix - Lebanon	Grocery	5.5 mi	(615) 443-4349	1 Review(s) 5.0
13	Dollar General	Discount Store	7.63 mi	(615) 965-3350	2 Review(s) 3.5
14	Gladeville Smoke Shop	Tobacco Shops	9.14 mi	(615) 443-2226	1 Review(s) 1.0
15	Dollar General	Grocery	9.14 mi	(615) 250-3534	2 Review(s) 2.5
16	Dollar General	Discount Store	11.15 mi	(615) 553-3482	1 Review(s) 3.0
17	Houston Meat & Produce	Grocery	11.29 mi	(615) 758-7226	36 Review(s) 4.5
18	Publix Super Markets	Grocery	11.32 mi	(615) 758-9830	3 Review(s) 5.0
19	Publix Super Markets	Grocery	11.32 mi	(615) 758-4200	18 Review(s) 4.0
20	Kroger	Grocery	11.32 mi	(615) 773-8700	10 Review(s) 2.5

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Back in Motion Chiropractic	Chiropractors	0.05 mi	(615) 444-2245	1 Review(s) 5.0
2	Kids Care Walk-in Urgent Care Clinic	Pediatricians	0.18 mi	(615) 453-1252	4 Review(s) 3.0
3	Serenity Dental	General Dentistry	0.18 mi	(615) 444-3932	6 Review(s) 4.5
4	Lebanon Center for Rehabilitation and Healing	Skilled Nursing	0.2 mi	(615) 444-4319	1 Review(s) 1.0
5	Benson Orthodontics	Oral Surgeons	0.2 mi	(615) 449-0895	1 Review(s) 5.0
6	Healthy Bones Chiropractic	Chiropractors	0.21 mi	(615) 549-8070	2 Review(s) 5.0
7	Cumberland Pediatric Associates, PC	Pediatricians	0.22 mi	(615) 453-1252	2 Review(s) 2.5
8	Johnson Bruce L DDS	Oral Surgeons	0.24 mi	(615) 444-0065	1 Review(s) 5.0
9	Lebanon Dental Excellence	General Dentistry	0.3 mi	(615) 444-2262	3 Review(s) 3.5
10	Davis Dentistry of Lebanon	General Dentistry	0.31 mi	(615) 444-2262	1 Review(s) 5.0
11	Larkins Teresa K DMD	General Dentistry	0.31 mi	(615) 444-3932	1 Review(s) 5.0

12	Urban Physical Therapy	Physical Therapy	0.36 mi	(615) 444-9400	2 Review(s) 5.0
13	Strauss William T DC	Chiropractors	0.38 mi	(615) 444-5335	1 Review(s) 5.0
14	Flawless Reflection	Weight Loss Centers	0.39 mi	(615) 489-6949	3 Review(s) 3.5
15	Take Care Clinic	Medical Centers	0.48 mi	(866) 825-3227	1 Review(s) 3.0
16	CVS Pharmacy	Drugstores	0.48 mi	(615) 444-4471	5 Review(s) 1.5
17	Troy L Long, DDS	Cosmetic Dentists	0.49 mi	(615) 444-2782	7 Review(s) 5.0
18	Wilson County Chiropractic	Chiropractors	0.51 mi	(615) 449-6700	4 Review(s) 5.0
19	Haynie Family Dentistry	General Dentistry	0.54 mi	(615) 449-8800	1 Review(s) 5.0
20	Lebanon Dental	General Dentistry	0.55 mi	(615) 449-8800	1 Review(s) 5.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Flex Fitness	Gyms	0.11 mi	(615) 450-6151	1 Review(s) 5.0
2	David Deaton Karate Studios	Martial Arts	0.17 mi	(615) 547-1754	5 Review(s) 5.0
3	Planet Fitness	Gyms	0.25 mi	(615) 994-6905	3 Review(s) 4.5
4	Don Fox Park	Parks	0.49 mi	(615) 449-0303	12 Review(s) 3.5
5	Pro Bowling Center	Bowling	0.72 mi	(615) 449-3898	8 Review(s) 3.5
6	Guardian MMA Lebanon	Brazilian Jiu-jitsu	0.84 mi	(615) 506-0428	1 Review(s) 5.0
7	Julia's Body Shop	Trainers	0.84 mi	(615) 828-5385	2 Review(s) 5.0
8	Jimmy Floyd Family Life Center	Fitness & Instruction	0.9 mi	(615) 453-4545	7 Review(s) 3.5
9	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	1.2 mi	(804) 305-2321	1 Review(s) 5.0
10	Wilkie's Outfitters	Rafting/Kayaking	1.26 mi	(615) 784-4179	1 Review(s) 5.0
11	Wilson United Soccer Club	Amateur Sports Teams	1.28 mi		1 Review(s) 5.0
12	Pro Pools	Swimming Pools	1.28 mi	(888) 352-7582	26 Review(s) 1.5
13	Premier Martial Arts Lebanon	Martial Arts	1.32 mi	(615) 443-4783	1 Review(s) 5.0
14	World Classic Martial Arts	Martial Arts	1.73 mi	(615) 547-9606	1 Review(s) 5.0
15	Sports Village Fitness	Trainers	2.27 mi	(615) 449-0031	13 Review(s) 4.5
16	The Dancing Lights Of Christmas	Kids Activities	2.43 mi		23 Review(s) 3.0
17	Firearm Pharmacy	Sporting Goods	2.6 mi	(615) 453-6030	8 Review(s) 5.0
18	Anytime Fitness	Gyms	2.76 mi	(615) 547-4736	8 Review(s) 4.5
19	Young's Performance Skis & Cycles	Jet Skis	4.75 mi	(615) 449-2373	1 Review(s) 1.0
20	Sellars State Farm Archaeological Area	Parks	5.04 mi		1 Review(s) 3.0

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Smiths Furniture Galleria	Furniture Stores	0.06 mi	(615) 444-2864	9 Review(s) 4.0
2	Cash 2 Go	Gold Buyers	0.07 mi	(615) 547-2562	1 Review(s) 5.0
3	Custom Color	Photography Stores & Services	0.1 mi	(615) 444-5758	3 Review(s) 3.5
4	Pawnmax	Pawn Shops	0.1 mi	(615) 547-6015	1 Review(s) 1.0
5	AJ'S Flowers And Gifts	Gift Shops	0.17 mi	(615) 449-6262	2 Review(s) 5.0
6	4EverEcig	Vape Shops	0.17 mi	(615) 470-8233	3 Review(s) 3.5
7	Dollar General	Grocery	0.17 mi	(615) 784-5191	1 Review(s) 1.0
8	DT McCall & Sons	Furniture Stores	0.17 mi	(615) 453-5767	18 Review(s) 2.0
9	Cedar Crest Shopping Center	Shopping Centers	0.25 mi		1 Review(s) 3.0
10	Big Lots	Department Stores	0.26 mi	(615) 443-1340	4 Review(s) 3.5
11	O'Reilly Auto Parts	Auto Parts & Supplies	0.44 mi	(615) 444-9253	1 Review(s) 1.0
12	Walgreens	Drugstores	0.48 mi	(615) 449-4330	12 Review(s) 2.5
13	CVS Pharmacy	Drugstores	0.48 mi	(615) 444-4471	5 Review(s) 1.5
14	Lebanon Gun Shop	Guns & Ammo	0.55 mi	(615) 547-9600	8 Review(s) 3.5
15	Bargain Hunt	Discount Store	0.57 mi	(615) 547-1654	8 Review(s) 3.5
16	Wiggins Jewelers	Jewelry	0.61 mi	(615) 444-3975	4 Review(s) 5.0
17	Sea of Silver and Sass	Women's Clothing	0.64 mi	(615) 788-4503	2 Review(s) 4.5
18	Marti & Liz's Discount Shoes	Shoe Stores	0.66 mi	(615) 449-2629	7 Review(s) 3.0
19	Jnr Electronics	Electronics	0.67 mi	(615) 443-1989	3 Review(s) 2.5
20	Family Eye Med	Optometrists	0.72 mi	(615) 449-0541	9 Review(s) 3.5