



"The story of the Lebanon Woolen Mills is the story of a woolen thread. A thread that has entwined itself into the hearts and lives of thousands of persons; one that has bound the people of Lebanon together through prosperity and depression, through gladness and sorrow."

--Excerpt from the 50th Anniversary Yearbook 1958

HISTORY & VISION

In 1908, Dr. Edgerton founded the **Lebanon Woolen Mills** in Lebanon, Tennessee. Legend holds that Dr. Edgerton experienced a high degree of frustration as he was compensated for his services with chickens, garden goods, and various other items of barter. Dr. Edgerton observed a proliferation of sheep farmers in the area and felt that a woolen mill would provide employment for the local community and he started the Lebanon Woolen Mills which remained in operation under a number of corporate entities until 1998 when it was closed for good.

A Mill is Reborn

Old buildings often outlive their original purposes. Adaptive Reuse, or Re-use, is a process that adapts buildings for new uses while retaining their historic features. An old factory may become an apartment building. A rundown church may find new life as a restaurant... And a restaurant may become a church.

The popularity of these adaptive use developments is increasing, as it presents an economic and socially responsible solution to the growing number of factory closings across the country. Many of these structures were designed by architects and provide a historic reminder of the livelihood of past generations while adding to the character of the communities in which they reside. **The Mill at Lebanon** is such a place.

A Vision Unfolds

Between 2000 and 2004 a transitional developer began architectural and structural plans for a new future for The Mill. Under new ownership and management, the vision has been reinvigorated, continuing the transition from a manufacturing complex to a mixed use Retail / Entertainment / Office / Residential redevelopment of the approximate 200,000 square-foot campus on 15 acres, just one block from the square in downtown Lebanon, Tennessee.

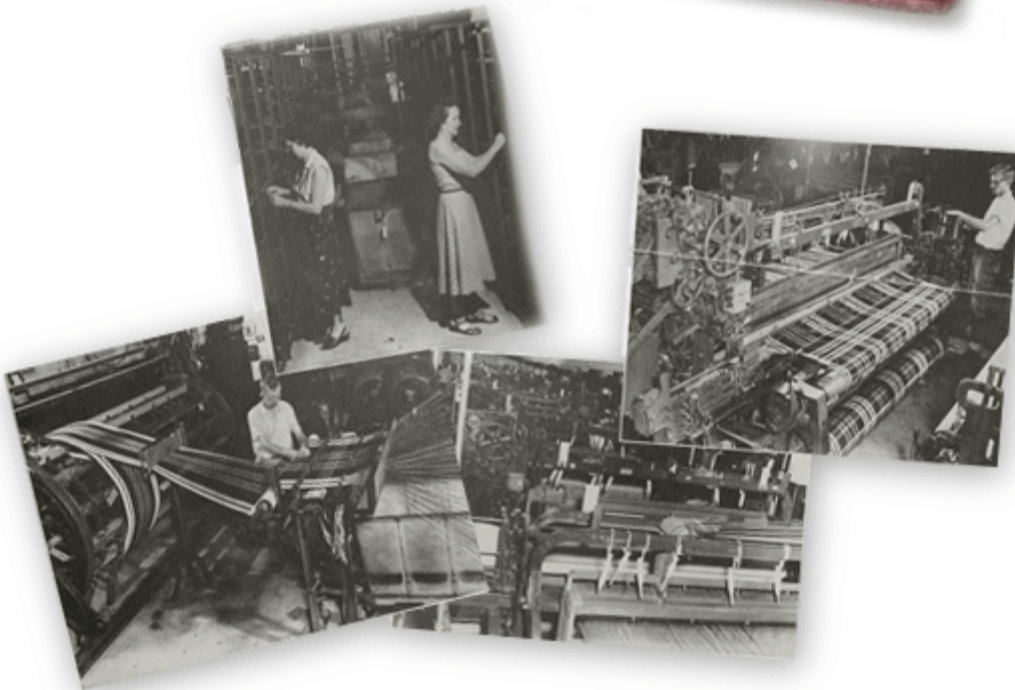
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History of The Mill

On a chilly December morning in 1908, a group of gentlemen set an idea in motion that would change the face of Lebanon and its families for generations to come.

Dr. H.K. Edgerton proposed a new industry to build revenue in this growing town—that industry was woolen blankets. From an idea to reality in little more than a year, the first blankets were shipped to customers in January 1910.



300 North Maple Street · Lebanon, TN 37087-2743 · 615-443-6901 · www.themillatlebanon.com

DEMOGRAPHIC / ECONOMIC SUMMARY

- 1.5 million people live within a one hour drive of Lebanon.
- Current Population within 7 mile radius of the Mill is 35,888
- Estimated Population Growth of 8.6% over next five years compared to U.S. Growth projection of 4.9%
- Current Median Age is 36.2 projected to reach 37.9 in five years
- Lebanon Average Household Income within 7 mile radius of "the Mill" is \$57,120 with projected growth of 13.3%.
- Approximately 36% of all travel spending in the State of Tennessee was spent within a 50 mile radius of Lebanon.
- Prime Outlets of Lebanon has approximately 3 million visitors annually..
- With 2,000,000 visitors annually, the busiest welcome center in Tennessee is 25 miles east of Lebanon on I-40.
- Cedars of Lebanon State Park, located five miles south of Lebanon, has more than 650,000 visitors annually.
- The \$125,000,000 Nashville Superspeedway, which opened in April 2001, is just 15 miles south of Lebanon.
- Lebanon's Town Square, located two miles north of I-40, draws thousands of antique and collectibles shoppers.
- The Wilson County Fair draws more than 450,000 attendees, the state's largest fair.
- The U.S. Travel Data Center's report "Economic Impact of Travel on Tennessee's Counties Report for the State of Tennessee" shows a steady increase in tourism and travel expenditures in Wilson County.
- Sales tax revenues in Lebanon have increased an estimated 43% from 1996 through 1999 based on year end projections.
- Estimated Retail Market Population for Lebanon is 285,219
- Regional Population is 1.3 Million
- Wilson County has the Second Highest Median Family Income in the State of Tennessee
- Wilson County occupies 583 Square Miles approximately 30 miles east of Nashville
- Wilson County Population is projected to reach 110,358 by 2010
- Music City Star Commuter Rail, adjacent to "the Mill", began operations September 2006



300 NORTH MAPLE STREET - LEBANON, TN. 37087 - WWW.THEMILLATLEBANON.COM

LEBANON Tennessee

SPOTLIGHT DEVELOPMENTS

Prime Outlets of Lebanon: Prime Outlet Mall located at I-40 and Hwy 231 has a limited number of spaces available. Tenants include: Gap, Coach, Ann Taylor, Reebok, Liz Claiborne, Ralph Lauren, Rack Room Shoes, Eddie Bauer, etc.

Lebanon Marketplace: A planned 400,000 square foot regional retail development on Hartmann Drive/I-40. Home Depot, Chili's Restaurant, Outback Steakhouse. Leasing, land and outparcels available by SouthStar Development.

Legends: Retail and Office development on U.S. Highway 231: Roxy Theatre, Demos' Restaurant, Cumberland Real Estate and Systems Integration. Parcels available, and up to 100 acres available adjacent to development.

2000 CENSUS - POPULATION

	<i>2000 Census</i>	<i>2006 Estimate</i>	<i>2011 Projection</i>	<i>Certified Census</i>
Wilson County	88,809	104,035	117,424	
Mt. Juliet	12,366	15,118	17,416	20,392 (2005)
Lebanon	20,235	23,248	26,147	21,887 (2004)
Watertown	1,358	1,464	1,620	

2006 ESTIMATE - POPULATION

Radius -	3 Mile	5 Mile	10 Mile
I-40 & U.S. 70	17,445	27,218	49,818
I-40 & U.S. 231	17,947	29,845	52,426
I-40 & Hartmann Dr.	15,581	29,723	55,893
I-40 & SR 109	3,981	17,714	87,518
W. Main St. & Bypass	20,443	31,689	59,755

2011 PROJECTION - POPULATION

I-40 & U.S. 70	19,318	30,455	56,235
I-40 & U.S. 231	19,867	33,542	59,265
I-40 & Hartmann Dr.	17,224	33,472	63,262
I-40 & SR 109	4,538	20,197	99,490
W. Main St. & Bypass	23,134	35,850	67,859

2006 ESTIMATE - HOUSEHOLDS

Radius -	3 Mile	5 Mile	10 Mile
I-40 & U.S. 70	6,937	10,802	19,270
I-40 & U.S. 231	7,125	11,850	20,120
I-40 & Hartmann Dr.	6,013	11,775	21,385
I-40 & SR 109	1,437	6,628	32,895
W. Main St. & Bypass	8,195	12,489	22,903

2011 PROJECTION - HOUSEHOLDS

I-40 & U.S. 70	7,785	12,235	21,975
I-40 & U.S. 231	7,994	13,479	22,978
I-40 & Hartmann Dr.	6,731	13,449	24,451
I-40 & SR 109	1,652	7,625	37,767
W. Main St. & Bypass	9,381	14,294	26,273

2006 - TRAFFIC COUNTS

I-40 & U.S. 70

I-40 East of U.S. 70	41,575
I-40 West of U.S. 70	54,333
U.S. 70 North of I-40	16,755
U.S. 70 South of I-40	10,337

I-40 & U.S. 231

I-40 East of U.S. 231	54,333
I-40 West of U.S. 231	58,583
U.S. 231 at I-40	20,747

I-40 & Hartmann Dr.

I-40 East of Hartmann Dr.	58,583
I-40 West of Hartmann Dr.	59,206
Hartmann Dr. North of I-40	15,365

I-40 & SR 109

I-40 East of SR 109	48,472
I-40 West of SR 109	58,418
SR 109 North of I-40	20,535
SR 109 S. (at interchange)	20,871

W. Main St. & Bypass

W. Main East of Bypass	22,240
W. Main West of Bypass	18,088
Bypass North of W. Main	9,346
Winwood Dr. South of W. Main	3,690

2006 ESTIMATE - CIVILIAN POPULATION 16+ IN LABOR FORCE (civilian employed)

Radius -	3 Mile	5 Mile	10 Mile
I-40 & U.S. 70	92.1%	93.3%	93.9%
I-40 & U.S. 231	92.4%	93.5%	94.2%
I-40 & Hartmann Dr.	93.1%	93.5%	94.5%
I-40 & SR 109	95.5%	95.5%	95.6%
W. Main St. & Bypass	93.6%	93.6%	94.8%

2006 ESTIMATE - AVERAGE HOUSEHOLD INCOME

Radius -	3 Mile	5 Mile	10 Mile
I-40 & U.S. 70	\$ 50,714	\$ 55,399	\$ 63,163
I-40 & U.S. 231	\$ 51,979	\$ 59,309	\$ 65,116
I-40 & Hartmann Dr.	\$ 57,824	\$ 61,395	\$ 66,579
I-40 & SR 109	\$ 90,249	\$ 82,766	\$ 74,689
West Main St. & Bypass	\$ 63,522	\$ 62,791	\$ 68,241

2006 ESTIMATE - MEDIAN HOUSEHOLD INCOME

I-40 & U.S. 70	\$ 39,267	\$ 44,040	\$ 51,180
I-40 & U.S. 231	\$ 39,770	\$ 46,493	\$ 52,605
I-40 & Hartmann Dr.	\$ 44,015	\$ 47,175	\$ 53,718
I-40 & SR 109 N	\$ 68,943	\$ 65,754	\$ 61,679
W. Main St. & Bypass	\$ 47,195	\$ 48,202	\$ 54,925

2006 ESTIMATE - PER CAPITA INCOME

I-40 & U.S. 70	\$ 20,730	\$ 22,357	\$ 24,697
I-40 & U.S. 231	\$ 21,282	\$ 23,838	\$ 25,347
I-40 & Hartmann Dr.	\$ 23,143	\$ 24,703	\$ 25,840
I-40 & SR 109	\$ 32,742	\$ 31,067	\$ 28,323
W. Main St. & Bypass	\$ 25,912	\$ 25,136	\$ 26,365



BUILDING DESCRIPTIONS

Building 1: This beautiful stand-alone, original structure sits proudly in front of the Mill Campus and is the perfect location for The Mill's flagship restaurant, or a tremendous office building. Offering high visibility and 3,900 square feet, the space is available now and ready for conversion.

Building 2: Offers 25,000 square feet and is currently 100% leased.

Building 3: Edgerton Hall, our premier event space, offers 12,500 square feet of space for a wide variety of public and private events. Wilson County's largest Event Venue.

Building 4: The largest building on The Mill Campus, Building 4 features 57,000 square feet of leasable space. The first floor will be converted for retail use, with the second floor renovated for unique office space.

Building 5: Strategically located in the center point of the Mill, and overlooking Town Creek, this 10,000 sq ft. building is being considered to house a Cigar Bar, Central Commercial Kitchen, and Outdoor Patio Restaurant.

Building 6: Offers 26,131 square feet for retail, entertainment, and loft living possibilities. First floor is slated for retail and museum space; second and third floors to be converted to luxurious loft-living spaces.

Building 7: Offers 9,900 square feet for retail, entertainment, and loft living possibilities. First floor is slated for retail and museum space; second and third floors to be converted to luxurious loft-living spaces.

Building 8: This wonderful 2-story space offering 25,000 square feet is slated for retail usage on the first floor. The second floor will be converted specifically for a boutique hotel and/or bed-and-breakfast establishment.

Building 9: Come be part of The Mill's European-style, open-air market in Building 9, offering 13,500 square feet of retail space. Building 9 is partially occupied but additional retail space awaits your business and your creativity!

Building 10: Another 12,500 square feet of retail space is slated for the European market expansion.

Building 11: With 14,580 square feet of retail and commercial office space, Building 11 features access from the Courtyard and is chock-full of opportunities for your business.

Building 12: One of the most unique and quaint buildings on the property, Building 12 offers 1,200 square feet of charming space spread over two floors just waiting for the perfect restaurant, retail establishment, or live/work combination. Lovely courtyard access with creek side views.

Area 13: Adjacent to the Music City Star Commuter Rail Terminus, Area 13 is scheduled to be developed into a Transit Oriented Development (TOD) to compliment both the Mill at Lebanon, and the Music City Star patrons.

Site Plan For The Mill At Lebanon

