

# 225 W Main Street

VACANT BANK BRANCH BUILDING FOR SALE IN LEBANON, TENNESSEE

Offering memorandum

AVISON  
YOUNG

# INVESTMENT CONTACTS

## Capital markets

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# PROPERTY OVERVIEW

Price: \$1,950,000

**4,429**

building  
sf

**1.08**

acres

**RD9 - Medium  
Density  
Residential**  
*(commercial use  
grandfathered in)*  
zoning

**26**

parking  
spaces

Avison Young is pleased to exclusively represent the Seller in the sale of this vacant bank branch as part of a corporate re-structuring on behalf of the bank. At slightly over one acre, this property sits directly on West Main Street just steps from the heart of Downtown Lebanon. With two vehicle access points and full circulation of the building, this opportunity provides a buyer the ability to backfill a commercial user into the space either as an office use or as a commercial/retail use with the existing drive-thru.



# INVESTMENT HIGHLIGHTS



Direct frontage on West Main Street



Multiple access points



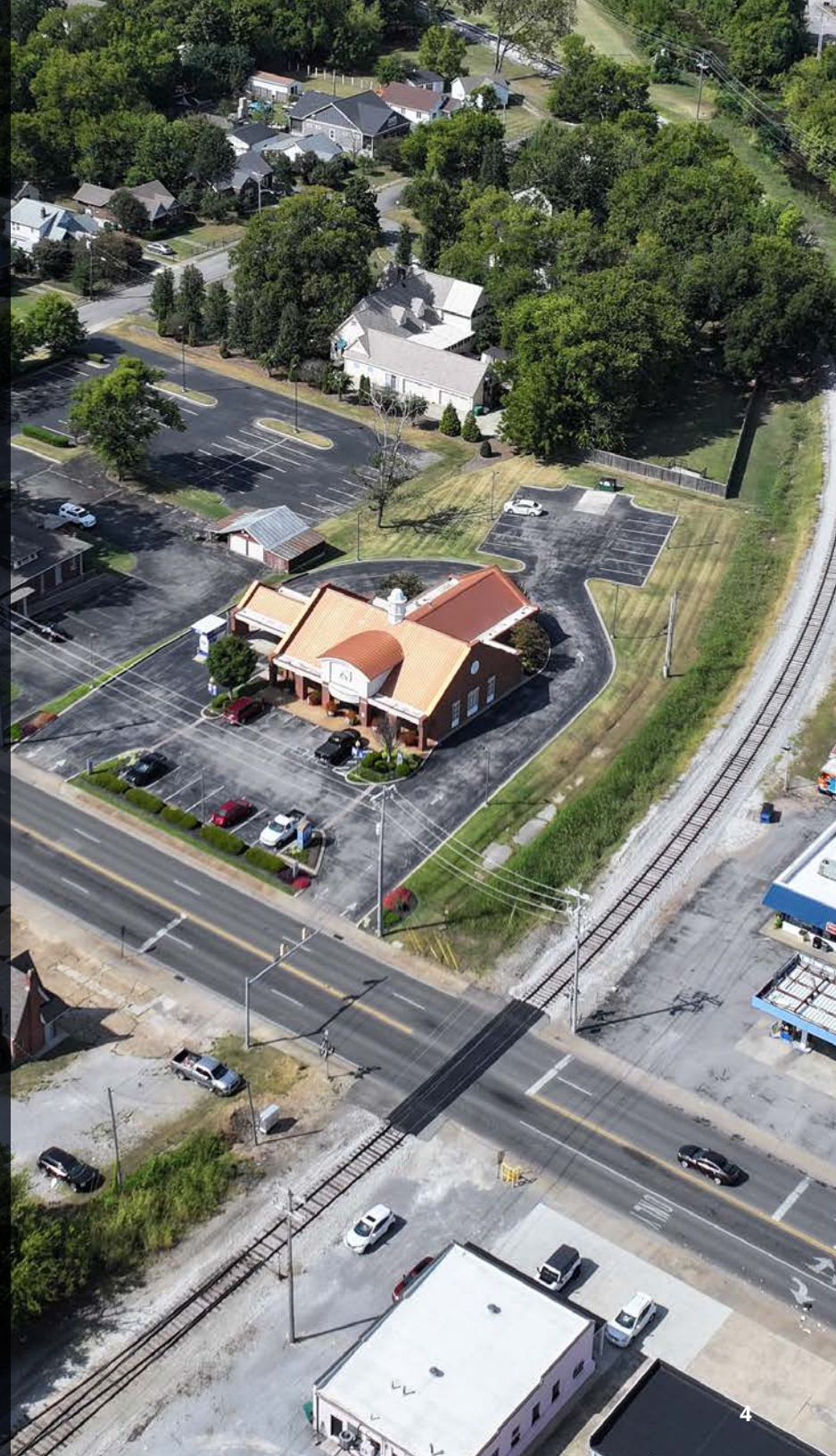
Substantial parking

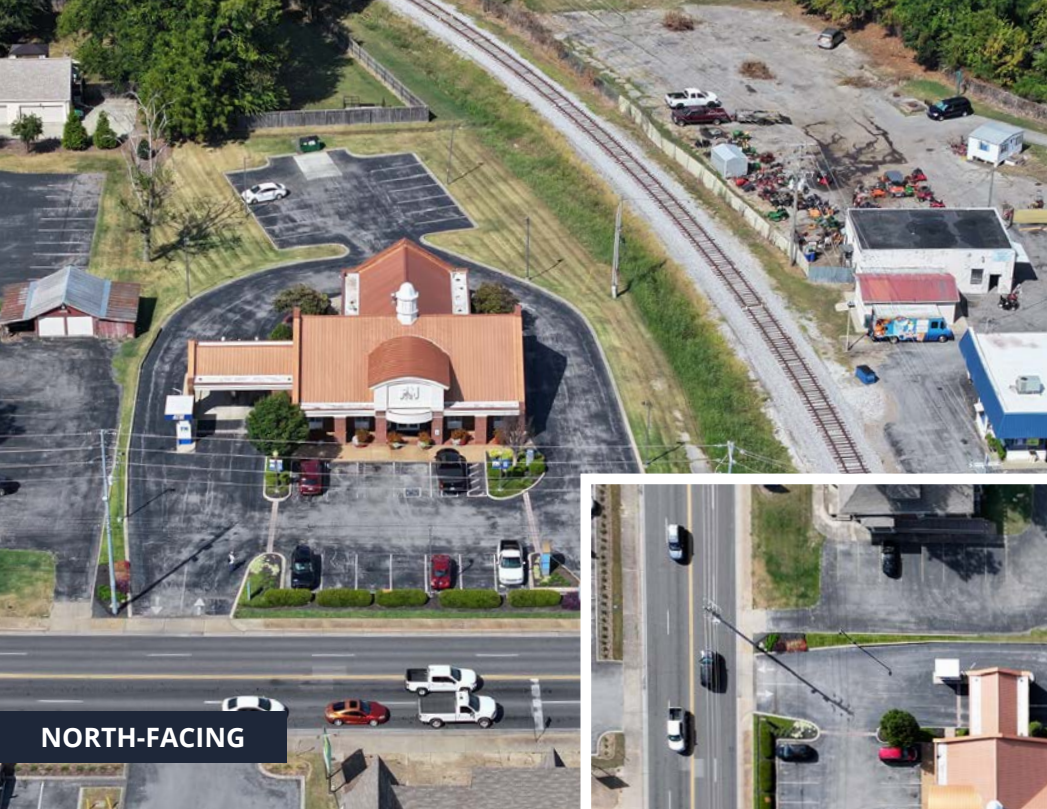


Delivered vacant

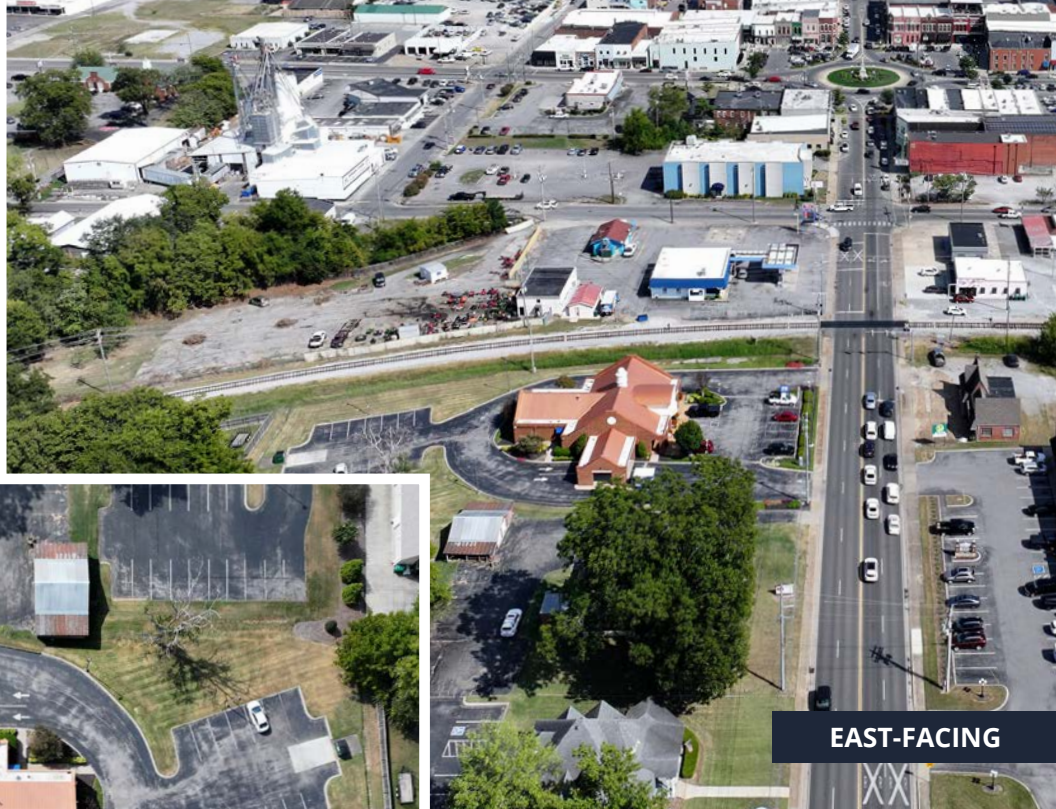


Quality construction





**NORTH-FACING**



**EAST-FACING**



**SOUTH-FACING**

Avison Young | 225 W Main Street



**WEST-FACING**

# NEARBY AMENITIES



# NASHVILLE MARKET OVERVIEW

Nashville has emerged as one of the most dynamic and thriving urban centers in the Southeast and United States. Known for its vibrant culture, rich music history, and rapid economic growth, the city offers an exciting landscape for tenants and developers. Nashville boasts a diverse economy fueled by key industries such as healthcare, education, entertainment, technology, and tourism. With major companies like HCA Healthcare, Nissan, and Asurion, Nashville has become a hub for business and innovation. The city's robust economy continues to attract investment, driving demand across all sectors.

Nashville's strong population growth and its position as a cultural and tourist destination have resulted in increasing demand for multifamily developments and hospitality properties. As an influx of new residents and visitors continue to flock to the city, retail spaces are also undergoing a transformation, with new concepts and experiences being integrated into prime urban locations and adaptive re-use properties as well.



## OFFICE

- Office availability dropped 90 basis points over the last year, falling to 25.3% at the end of Q2
- Office rents saw a 2.3% increase year over year, reaching \$38.53 psf/FS
- Trophy office properties have captured over 500,000 sf of net absorption year to date



## RETAIL

- 3.2% vacancy has remained sub-4% for the last five years (CoStar)
- 74% retail rent increase over the last 10 years (CoStar)
- 65% retail leases signed were for five years or more in 2024 (CoStar)



## MULTIFAMILY

- 10,900 units absorbed in 2024, a record high for Nashville
- 3% rent growth forecast in 2025
- 27% Nashville MSA population growth since 2010



## HOSPITALITY

- Top 5 ranked among top 25 national hotel markets with highest sales volume
- \$2 billion hotel room revenue, a new record and 9% increase from 2022
- 17.1 million total Nashville visitors in 2024, a 1.8% growth year-over-year



BROADWAY



NEW NISSAN STADIUM DELIVERING IN 2026



ORACLE CAMPUS

# LEBANON OVERVIEW

Lebanon, Tennessee, the largest city in Wilson County, is one of the fastest-growing markets in Middle Tennessee, with a population now over 40,000 and strong spillover from Nashville's expansion. The local economy is diverse - anchored by logistics, manufacturing, retail, and healthcare with major employers like Amazon, Under Armour, and Cracker Barrel, plus support from Cumberland University and a revitalizing downtown. Home prices average around \$440K-\$450K, offering more affordability than Nashville, though recent data shows some cooling with longer days on market and modest price declines. Still, strong population growth, business investment, and government support create long-term opportunity for residential, industrial, and mixed-use development, while risks include rising housing costs, infrastructure strain, and broader economic headwinds.



**41,951**  
Population



**15,814**  
Households

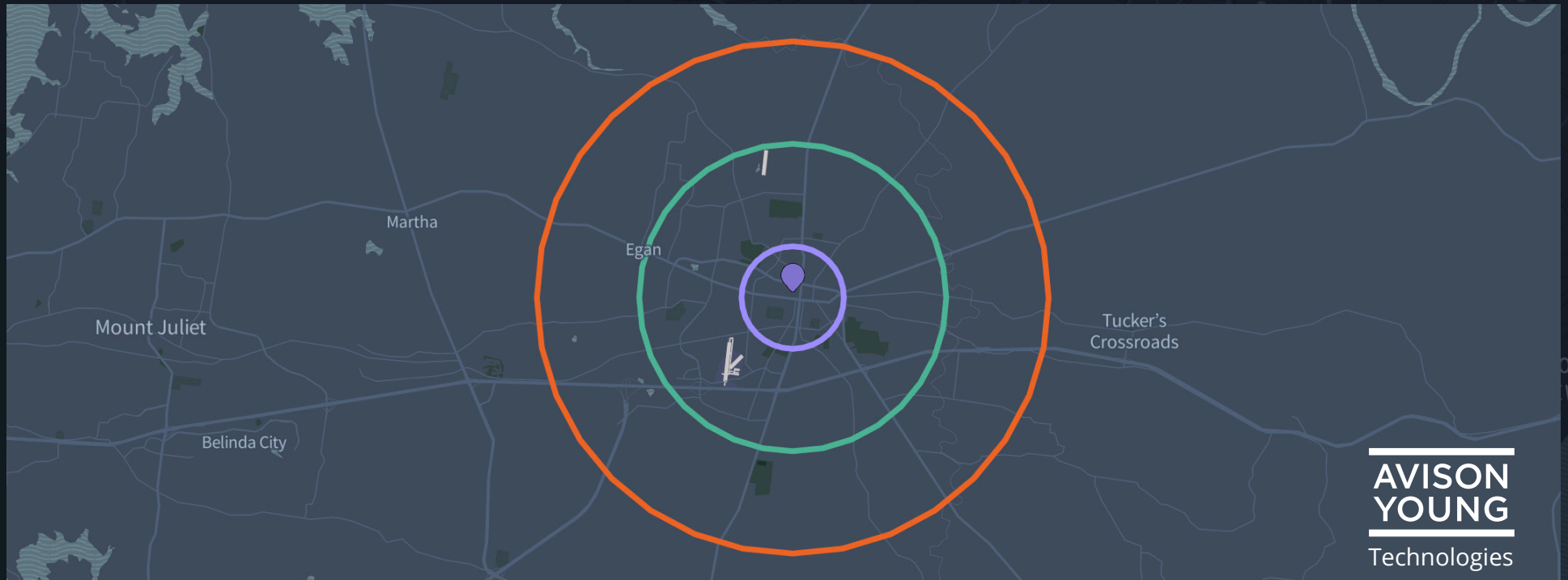


**\$71,320**  
Median household income



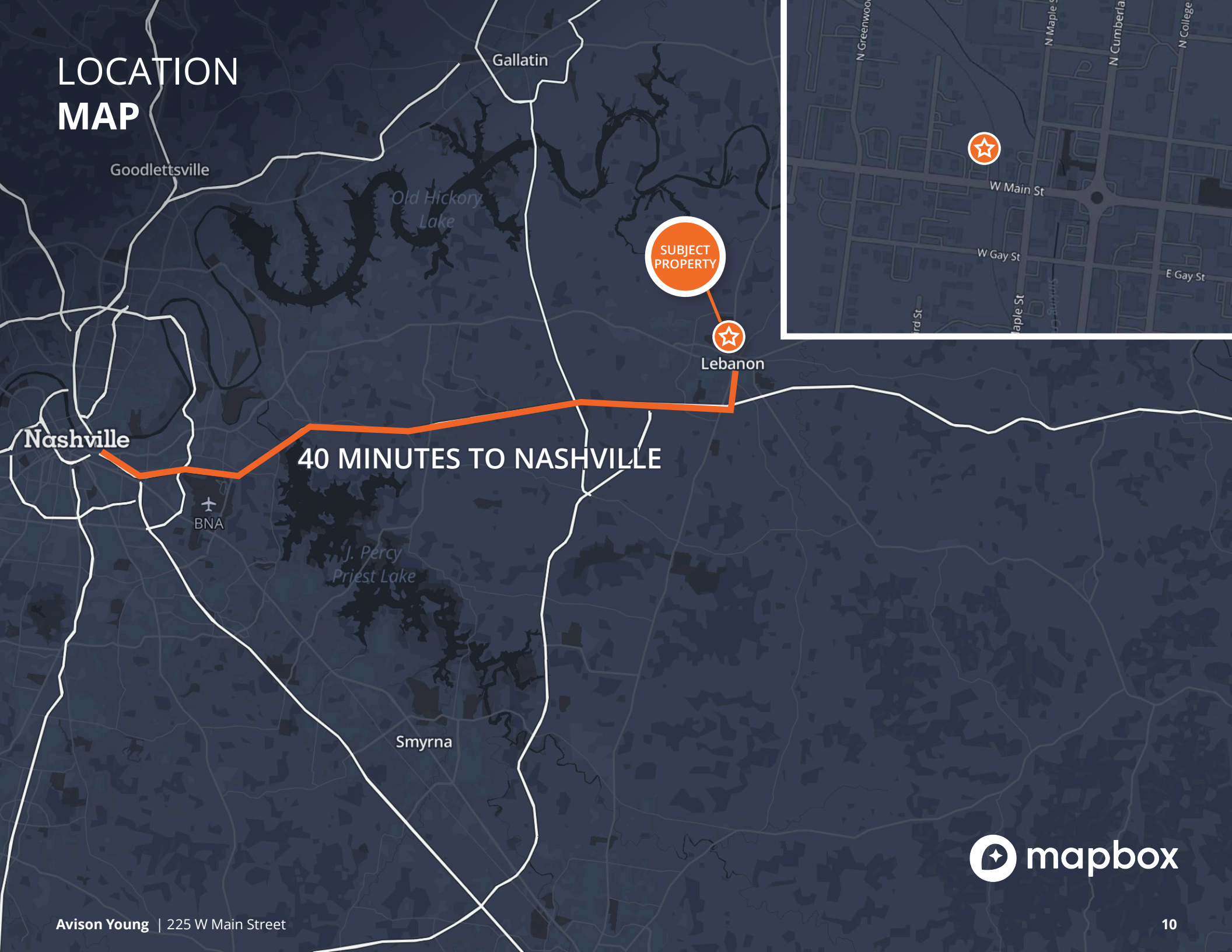
**~2,062**  
Employer establishments

# AREA DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population	7,297	26,083	35,490
Population (2029)	8,284	30,132	41,345
Households	2,469	10,059	13,535
Median age	35	34	36
Average household income	\$74,572	\$81,311	\$98,920
Median household income	\$49,879	\$58,368	\$70,895
Per capita income	\$26,247	\$31,712	\$37,993

# LOCATION MAP



# OFFERING PROCESS

## Marketing and tour process

Investors are encouraged to:

- Review offering memorandum and other relevant information posted on the “virtual deal site”
- Visit property website
- Schedule market tour discussion with exclusive listing broker

## Offering process

Offers are due with the following requirements:

### Terms/purchaser information

- Purchase price
- Earnest money deposit
- Inspection period
- Closing period
- Details of intended use

### Investor information

- Legal name of purchaser’s entity
- List debt or capital source intended for purchase
- Description of purchaser’s due diligence process
- List any contingencies or approvals required of seller for purchase
- Provide seller references

**Please submit an electronic copy  
of the offer to the attention of:**

**Jordan Powell**

Vice President

+1 615 727 7438

[jordan.powell@avisonyoung.com](mailto:jordan.powell@avisonyoung.com)

# Get in touch

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Visit us online  
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