



FOR LEASE

Hughston Clinic

115 Willard Hagan Drive
Lebanon, TN 37090

4,218 SF | **\$33.00**
AVAILABLE | SF/YR

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AGILITAS Property Development
145 Bear Crossing
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Property Overview

4,218 SF
AVAILABLE SF

\$33
ASKING RATE SF/YR

A
BUILDING CLASS

3.31 / 1,000
PARKING RATIO

EXECUTIVE SUMMARY

Hughston Clinic is a 42,180 square foot professional office building located at 115 Willard Hagan Drive in Lebanon, Tennessee.

This well-positioned MOB in Lebanon provides an exceptional environment for practices seeking a presence within a Medical Corridor.

Lease terms range from 5 to 15 years with options for renewal, providing long-term stability for growing businesses.

The building sits on 2.63 acres with 140 parking spaces, providing the surface ratio professional and medical tenants require for staff and patient visits

ACCESSIBILITY

AIRPORTS

Nashville International Airport	19.7 mi
Lebanon Municipal Airport	8.9 mi

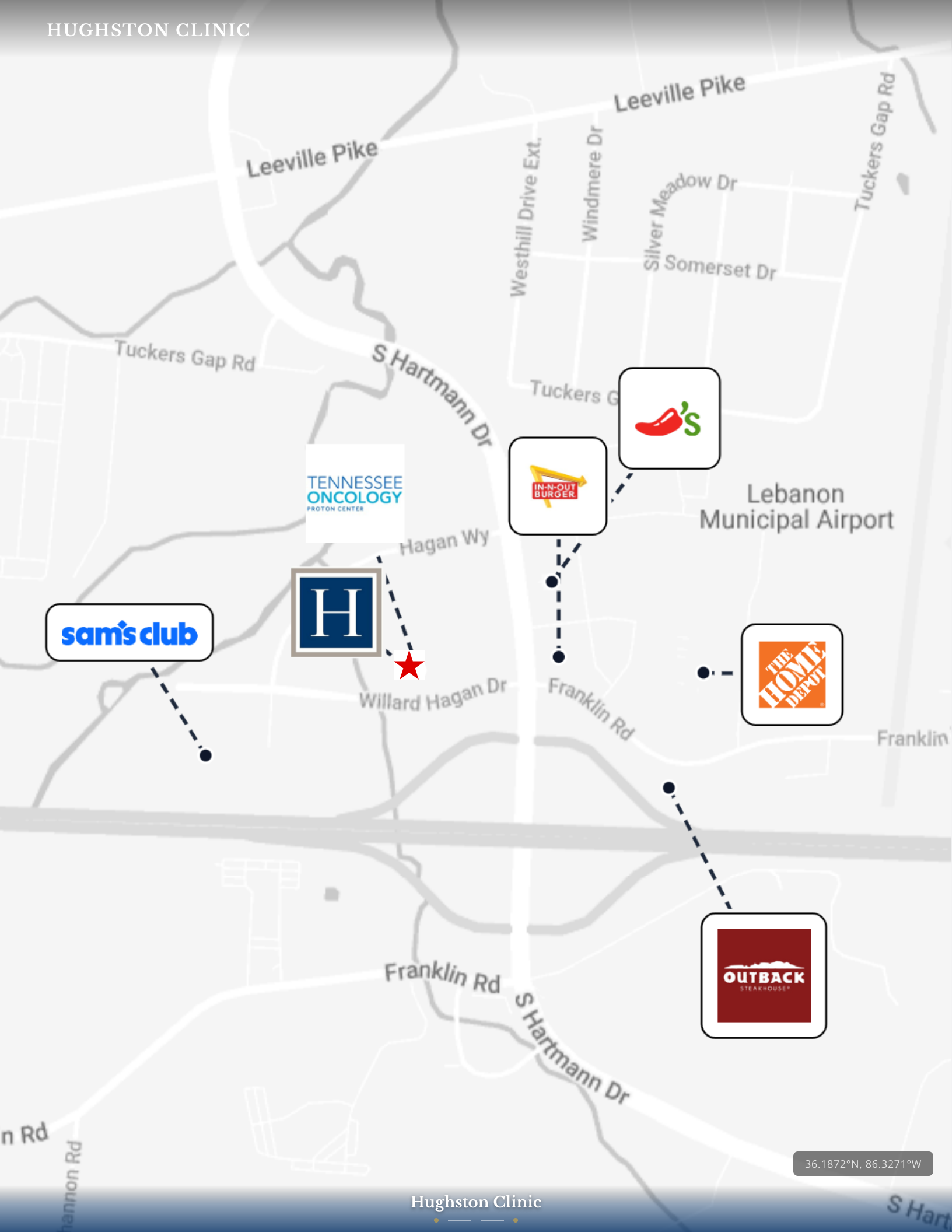
HIGHWAYS

I 40	0.2 mi
SR 109	4.0 mi
Central Pike	5.3 mi

Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
210	4,218 SF	\$33 SF/Yr	NNN	Medical / Office	5 - 15

210: Brand new construction ready to welcome your practice. Suite is located on the second floor, just off the elevator lobby. Common area restrooms are conveniently positioned right outside the suite, across from the elevators. This MOB will be home to two other tenants Hughston Clinic (1st floor) and Tn Oncology (the remainder of the 2nd floor), both offering excellent referral opportunities.



TENNESSEE
ONCOLOGY
PROTON CENTER

sam's club



IN-N-OUT
BURGER

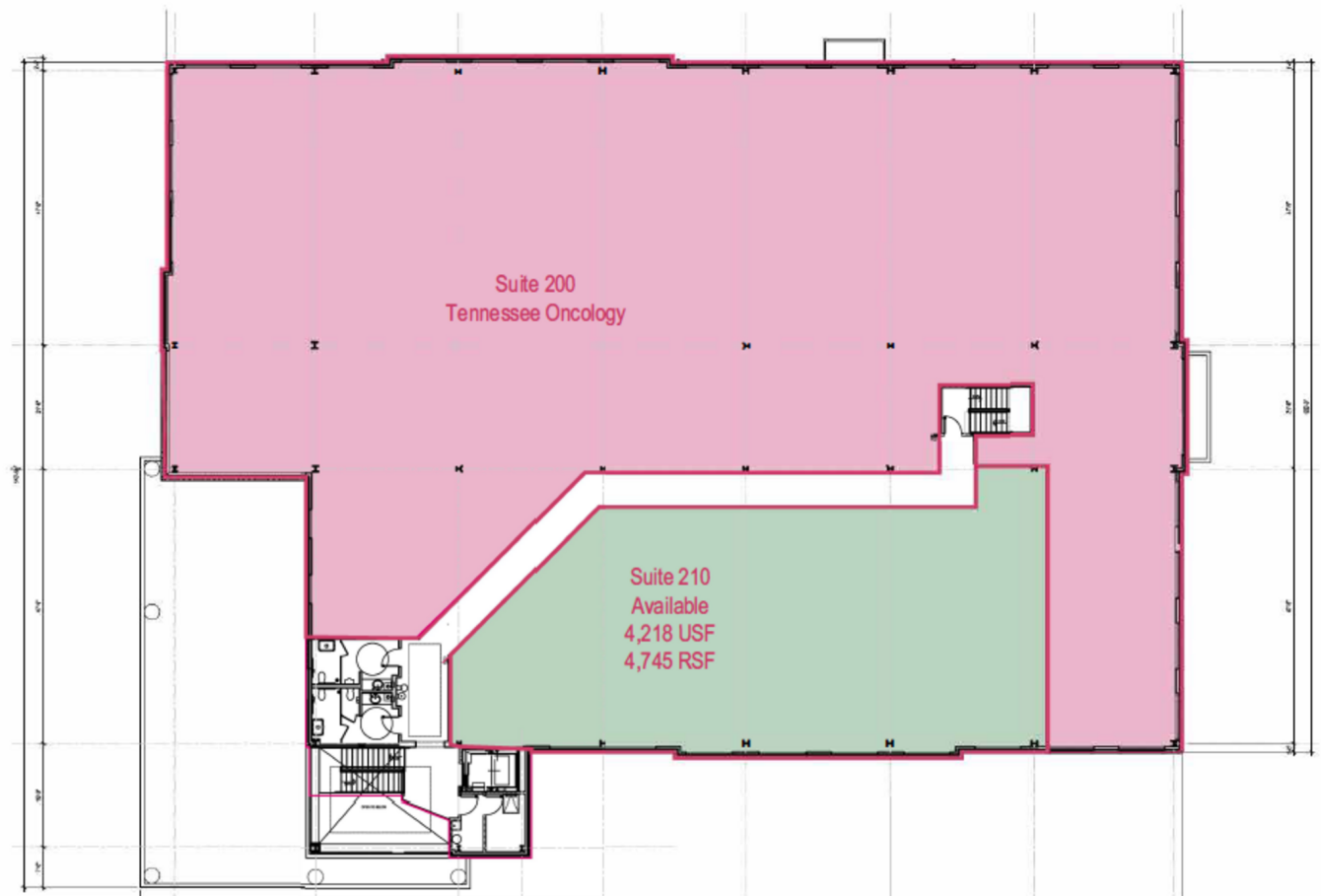


Lebanon
Municipal Airport

THE
HOME
DEPOT

OUTBACK
STEAKHOUSE

36.1872°N, 86.3271°W



Hayden Architecture & Interiors LLC

Hartmann 2 - Second Floor



Market Overview: Lebanon, TN

Lebanon (LEB-ən-ən) is a city in and the county seat of Wilson County, Tennessee, United States. The population was 38,431 at the 2020 census and has an estimated population of 51,501 as of 2024. Lebanon is located in Middle Tennessee, approximately 25 miles (40 km) east of downtown Nashville. Lebanon is part of the Nashville Metropolitan Statistical Area. edit Cracker Barrel was founded in Lebanon by Dan Evins in 1969 and has its corporate headquarters there. Lochinvar Corporation, a water products manufacturer, is based in Lebanon. The city threatened to sue Dell Inc. for eliminating 700 of the 1,000 jobs the company proffered as part of a tax deal on which the company later reneged. In 2015, Chinese tile company Wonderful Group invested \$150 million to build their company's first manufacturing location in North America. The fraternity Sigma Pi was headquartered in Lebanon from 2013 until 2019, when it sold the historic Mitchell House to the city of Lebanon. In 2022, Tritium DCFC Limited opened a EV fast charger manufacturing plant. ^ "Finance News & latest business headlines from AOL" . Mo...



KEY FACTS

Population	38,431
Area	38.6 sq mi
Elevation	528 ft
County	Wilson County
Incorporated	1801
State	Tennessee

DEMOGRAPHIC SNAPSHOT

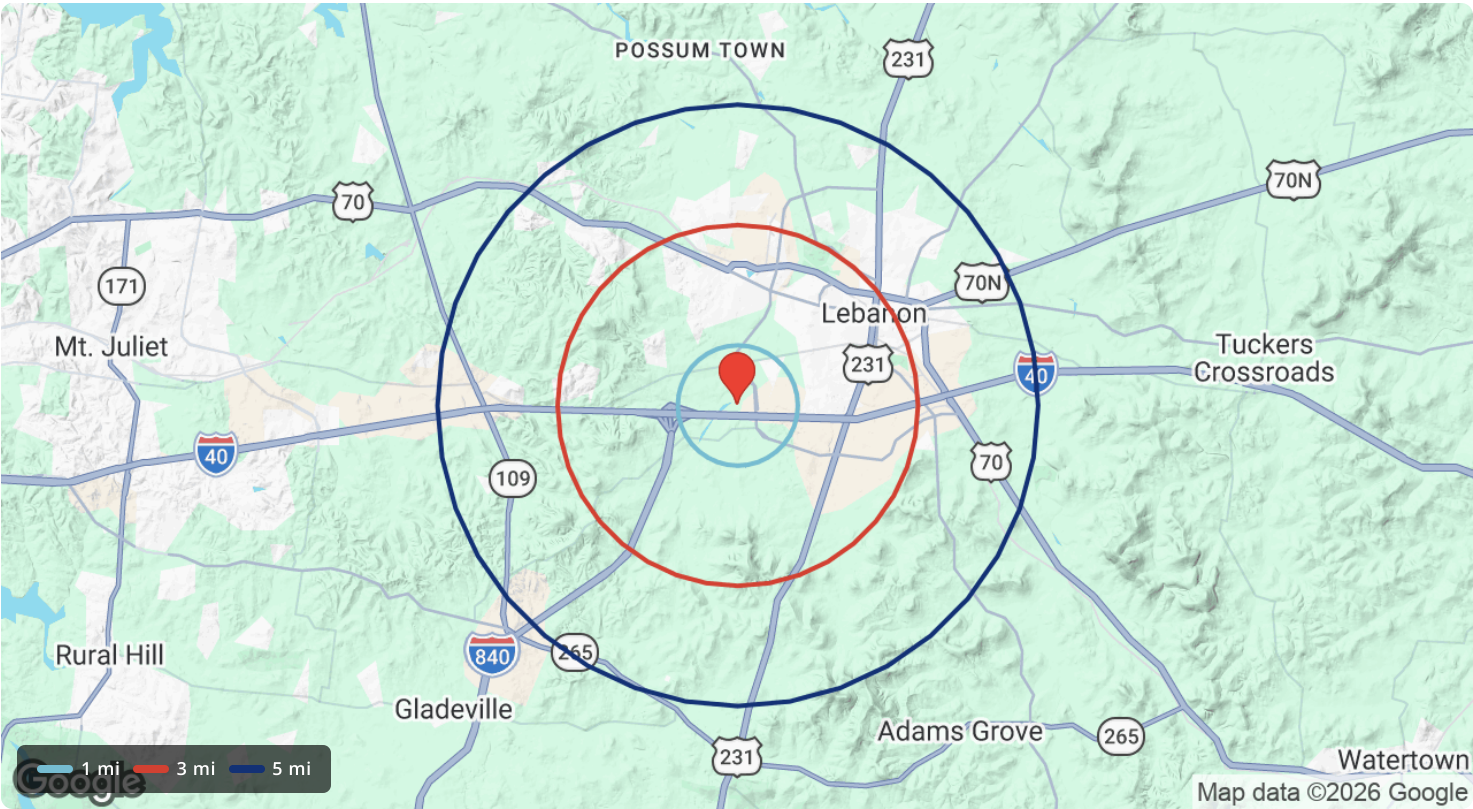
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population3,473	Population22,399	Population55,384
Median HH Income\$66,013	Median HH Income\$70,591	Median HH Income\$78,877
Households1,456	Households9,048	Households21,939

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,596	14,006	26,671
2010 Population	1,802	15,915	32,452
2026 Population	3,473	22,399	55,384
2031 Population	4,596	25,799	62,669
2026-2031 Growth Rate	5.76 %	2.87 %	2.50 %
2026 Daytime Population	3,536	38,185	64,290

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	651	5,473	10,394	less than \$15,000	134	798	1,498
2010 Total Households	739	6,247	12,543	\$15,000-\$24,999	84	647	1,506
2026 Total Households	1,456	9,048	21,939	\$25,000-\$34,999	124	633	1,019
2031 Total Households	2,036	10,660	25,256	\$35,000-\$49,999	155	951	2,070
2026 Avg. Household Size	2.39	2.38	2.45	\$50,000-\$74,999	336	1,779	4,302
2026 Owner Occupied Housing	751	5,107	14,024	\$75,000-\$99,999	170	1,091	2,920
2031 Owner Occupied Housing	1,052	5,921	16,147	\$100,000-\$149,999	201	1,389	3,439
2026 Renter Occupied Housing	705	3,941	7,915	\$150,000-\$199,999	142	926	2,543
2031 Renter Occupied Housing	984	4,739	9,110	\$200,000 or greater	111	834	2,642
2026 Vacant Housing	79	848	1,716	Median HH Income	\$66,013	\$70,591	\$78,877
2026 Total Housing	1,535	9,896	23,655	Average HH Income	\$90,072	\$97,303	\$109,809



Source: ESRI / ArcGIS Business Analyst

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EXCLUSIVELY OFFERED BY

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PLEASE CONTACT THE AGILITAS Property Development ADVISOR FOR MORE DETAILS.