

# Hartmann 920

920 S Hartmann Dr | Lebanon, TN | 37090

MEDICAL/OFFICE SPACE FOR LEASE



Building owned by DAVIS REAL ESTATE



## LEASING INFORMATION

Branden Cadavid  
954.296.9103  
branden@hbre.us

Allen Bolden, SIOR, CCIM  
615.693.9034  
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# WELCOME TO 920 S HARTMANN DR

Lebanon, TN | 37090

Built in 2019, 920 S Hartmann Dr is a 51,000 SF Class A medical/office building owned by Davis Real Estate.



## Key Tenants

HCA  
Healthcare

THE  
SURGICAL  
CLINIC

BenchMark  
PHYSICAL THERAPY

Heritage Medical  
Associates

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# CONNECTING PATIENTS TO THE CARE THEY DESERVE

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## Property Highlights



**51,000 TOTAL BUILDING SF**

- New first-generation space available
- Space design customization opportunity
- Ample surface level parking



**CONVENIENT ONSITE CARE**

- Premier property management team
- Impressive curb appeal to welcome patients, visitors, and guests
- Convenient porte cochère drop-off area



**ACCESS TO AREA AMENITIES**

- Easily accessible from I-40 with excellent visibility
- Within 3.1 miles of Vanderbilt Wilson County Hospital, a 137 bed inpatient hospital
- Close proximity to restaurants, banks, and shopping

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# IN THE HEART OF WILSON COUNTY

920 S Hartmann Dr | Lebanon, TN | 37090

**NEARBY MEDICAL & AMENITIES**

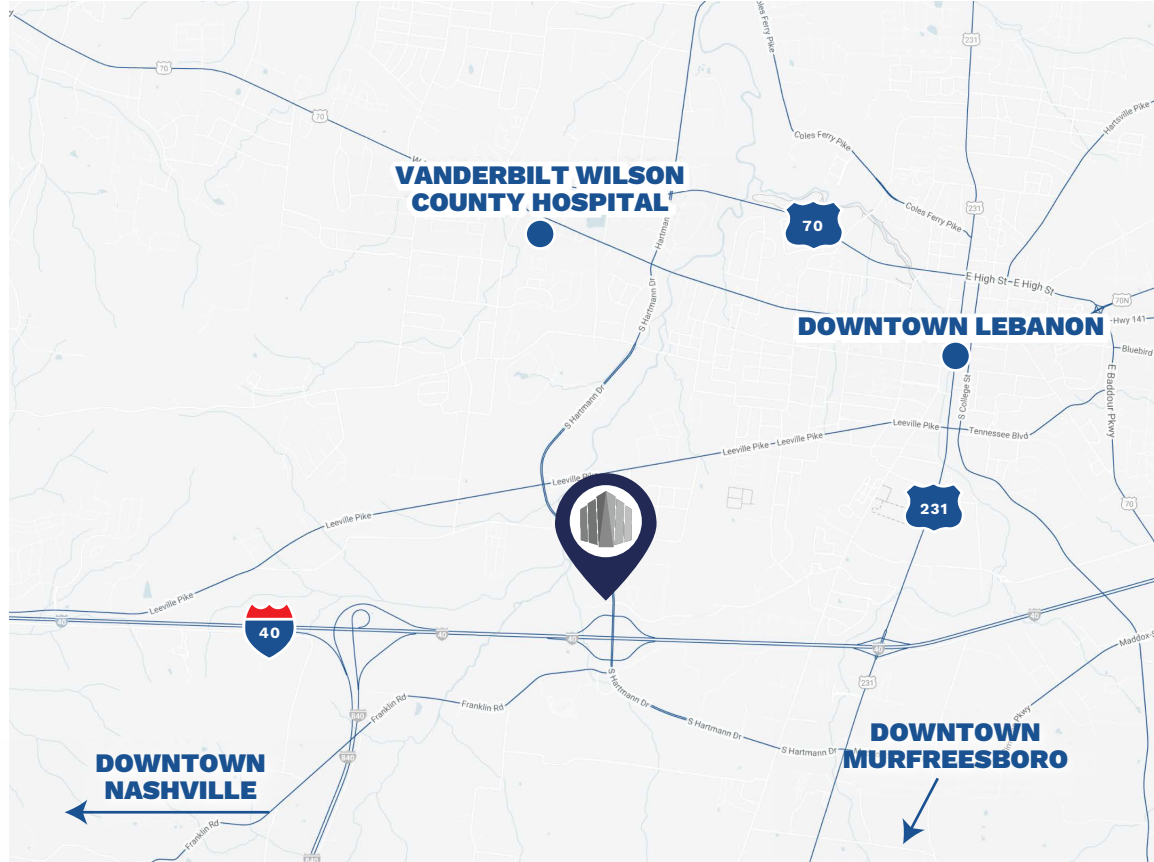
**Dining**  
2 minutes - 0.4 miles

**Lebanon (downtown)**  
7 minutes - 3.0 miles

**Vanderbilt Wilson County Hospital**  
7 minutes - 3.1 miles

**Nashville (downtown)**  
28 minutes - 28 miles

**Murfreesboro (downtown)**  
31 minutes - 29 miles



TRAFFIC COUNTS	CARS PER DAY
Leeville Pike	8,201
S Hartmann Dr	27,958
I-40	68,192

2023 LEBANON DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Population	21,707	43,994	77,536
2028 Population Projection	22,674	47,018	85,155
Total Households	8,167	16,929	29,358
Average HH Income	\$72,752	\$89,204	\$101,467

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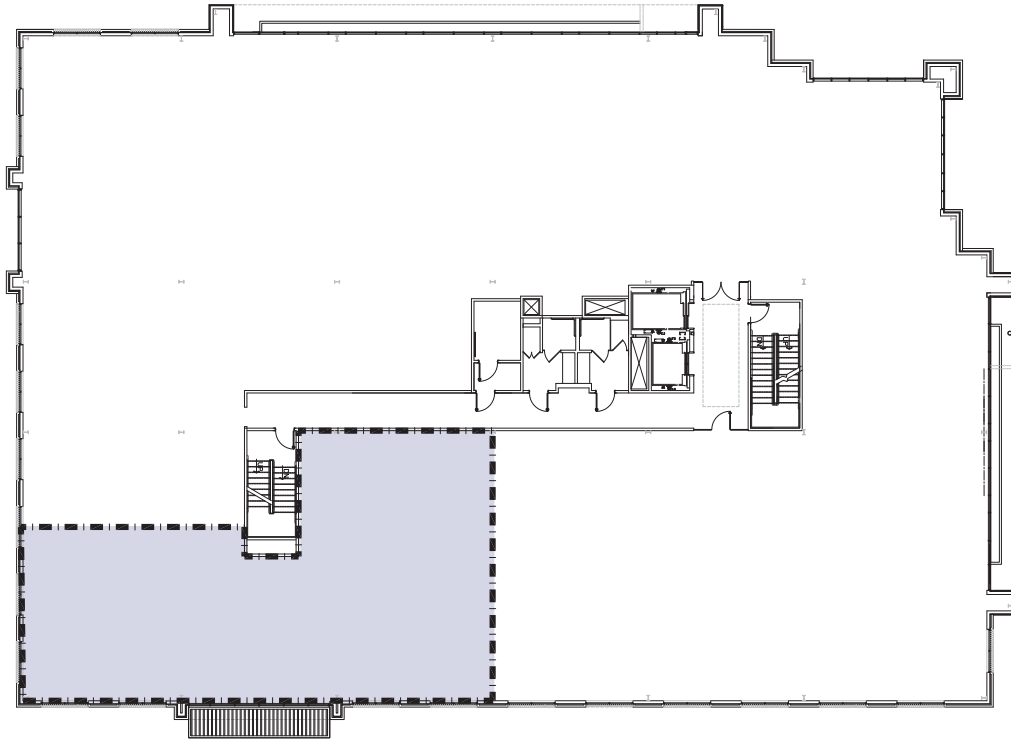
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# TAKE A TOUR

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## Available Suite



### SUITE 220 | 3,419 SF

- Bright and inviting 2nd floor shell space
- First generation fully customizable floorplan
- Suite-length window line boasts panoramic views



Scan for virtual tours and availabilities.

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## CONTACT FOR MORE INFORMATION:



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