

113 SOUTHSIDE PARK DR

LEBANON, TN 37090

FOR LEASE



PARCEL LINES ARE APPROXIMATE



EXCLUSIVELY LISTED BY:

JAY REEVES

VICE PRESIDENT

Direct (615) 323-5460

Mobile (615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

MATTHEW POWEEL

ASSOCIATE

Direct +1 (615) 763-8298

Mobile +1 (404) 938-1105

matthew.powell@matthews.com

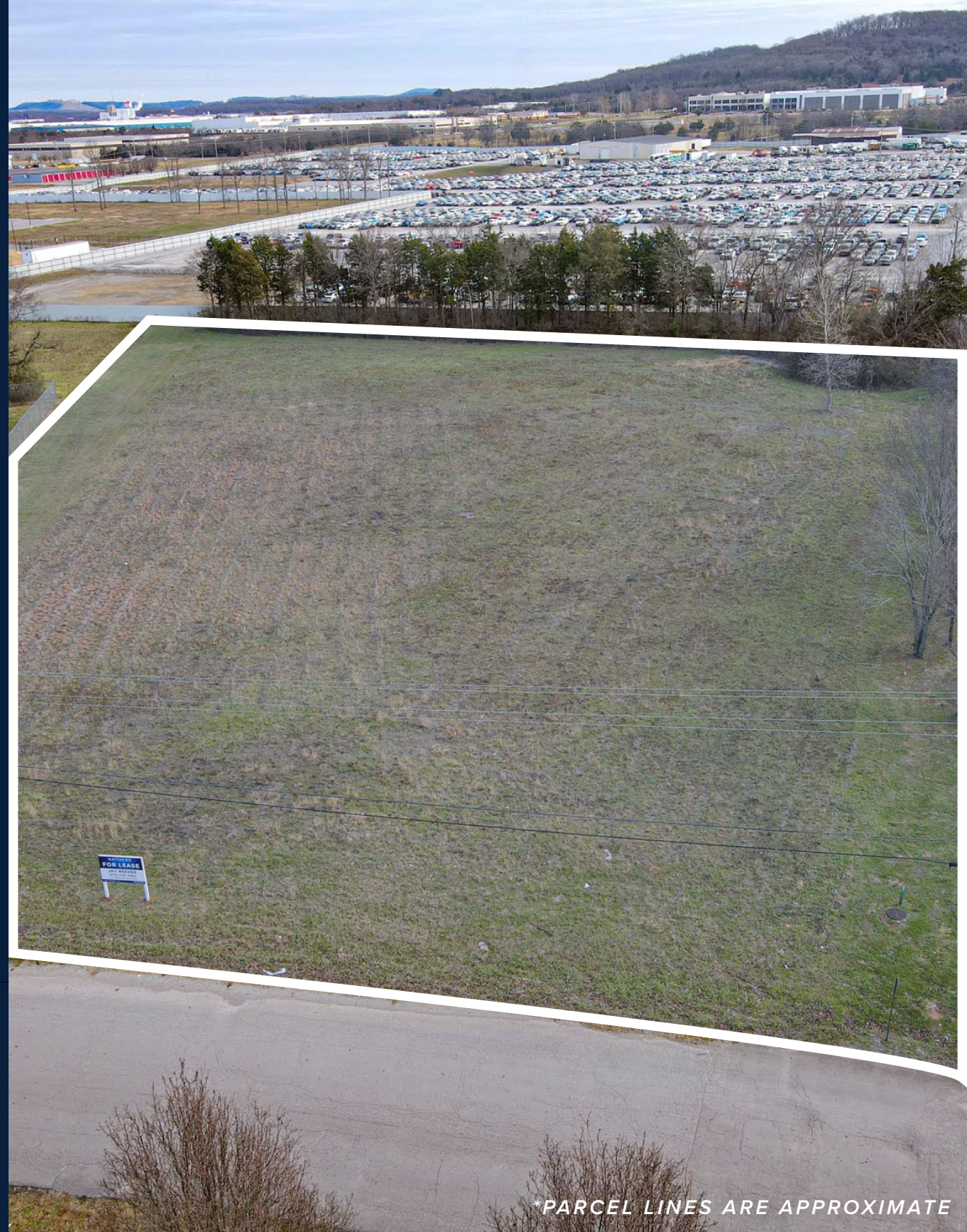
License No. 372958 (TN)

HUTT COOKE

BROKER OF RECORD

License No. 263667 (TN)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



*PARCEL LINES ARE APPROXIMATE

PROPERTY OVERVIEW



113 SOUTHSIDE PARK DR

LEBANON, TN 37090



\$8,000/MO NNN

LEASE RATE



±2.43 AC

LOT SIZE



LIGHT INDUSTRIAL

ZONING



*PARCEL LINES ARE APPROXIMATE



LEBANON MUNICIPAL
AIRPORT

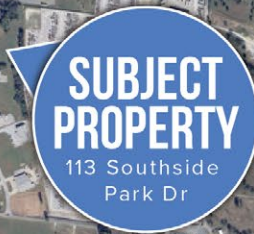


± 73,000 VPD



NASHVILLE INTERNATIONAL
AIRPORT
21.5 MILES WEST

MURFREESBORO RD ±11,500 VPD



PROXIMITY TO MAJOR HIGHWAYS



**SUBJECT
PROPERTY**

**NASHVILLE
±30.2 MILES**

MARKET OVERVIEW



LEBANON, TN

Lebanon, is a fast-growing city just 30 miles east of Nashville, blending charm with big-city accessibility. As the county seat of Wilson County, it serves as a regional hub for commerce and culture, benefiting from strategic access to Interstate 40, Nashville International Airport, and the Music City Star commuter rail. With strong population and job growth driven by excellent schools, a thriving economy, and abundant recreational amenities, Lebanon has become a sought-after location for families and professionals, creating a robust market for residential and commercial development.

For investors, Lebanon offers exceptional opportunities fueled by its expanding industrial sector, home to major employers like Amazon, Cracker Barrel's headquarters, and FedEx. Its historic downtown and retail destinations, such as the Lebanon Outlet Marketplace, attract a steady flow of visitors and residents. Pro-business policies, affordable land, and a skilled workforce further enhance its appeal as a prime investment location. With continued growth and infrastructure development, Lebanon is well-positioned for sustained profitability in residential, commercial, and mixed-use ventures.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	660	14,537	36,538
2024 Population	720	16,470	42,502
2029 Population Projection	846	19,464	50,399
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 Households	266	5,532	13,978
2024 Households	288	6,303	16,345
2029 Household Projection	338	7,447	19,377



DISTANCE MAP



DOWNTOWN NASHVILLE

Nashville International Airport

±30.2 MILES

SUBJECT PROPERTY

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **113 Southside Park Dr, Lebanon, TN 37090** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

INTERACTIVE LEASING BROCHURE

113 SOUTHSIDE PARK DR

LEBANON, TN 37090

FOR LEASE

EXCLUSIVELY LISTED BY:

JAY REEVES

VICE PRESIDENT

Direct (615) 323-5460

Mobile (615) 476-3982

jay.reeves@matthews.com

License No. 357879 (TN)

MATTHEW POWEEL

ASSOCIATE

Direct +1 (615) 763-8298

Mobile +1 (404) 938-1105

matthew.powell@matthews.com

License No. 372958 (TN)

HUTT COOKE

BROKER OF RECORD

LICENSE NO. 263667 (TN)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES