



OFFICE / MEDICAL PROPERTY FOR LEASE

Hughston Clinic | Lebanon

115 Willard Hagan Dr
Lebanon, TN 37090



AGILITAS Property Development
145 Bear Crossing, Suite 500
Mount Juliet, TN 37122
Office: 615-327-8788
www.apdinc.us

Seth T McDowell
Mobile: 6154193395
smcdowell@apdinc.us

J Heath Thorne
Direct: 615-372-8788
hthorne@apdinc.us



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OFFERING SUMMARY

Building SqFt 42,206 SqFt

Lot Size (acres) 2.63

Zoning Type Commercial

County Wilson

Year Built Q1 2026 Completion

TI Allowance \$50-\$100/ft

PROPERTY OVERVIEW

Conveniently located just off I-40 at Exit 236, in the heart of Lebanon's growing Hartmann Medical District, the new Hughston Clinic offers patients easy access and state-of-the-art care in a modern, purpose-built medical facility. Positioned in one of Middle Tennessee's most dynamic healthcare corridors, our location places us at the center of a thriving medical community, making expert care more accessible than ever for Wilson County and the surrounding region

PROPERTY HIGHLIGHTS

- Conveniently located between TriStar Medical and TriStar/Summit Surgery Center.
- Direct access to Interstate 40.
- The commercial district includes a curated mix of medical/office, shopping and dining



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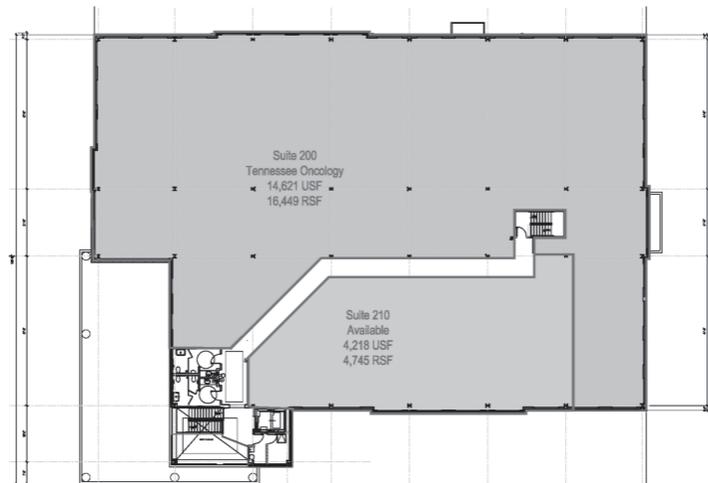
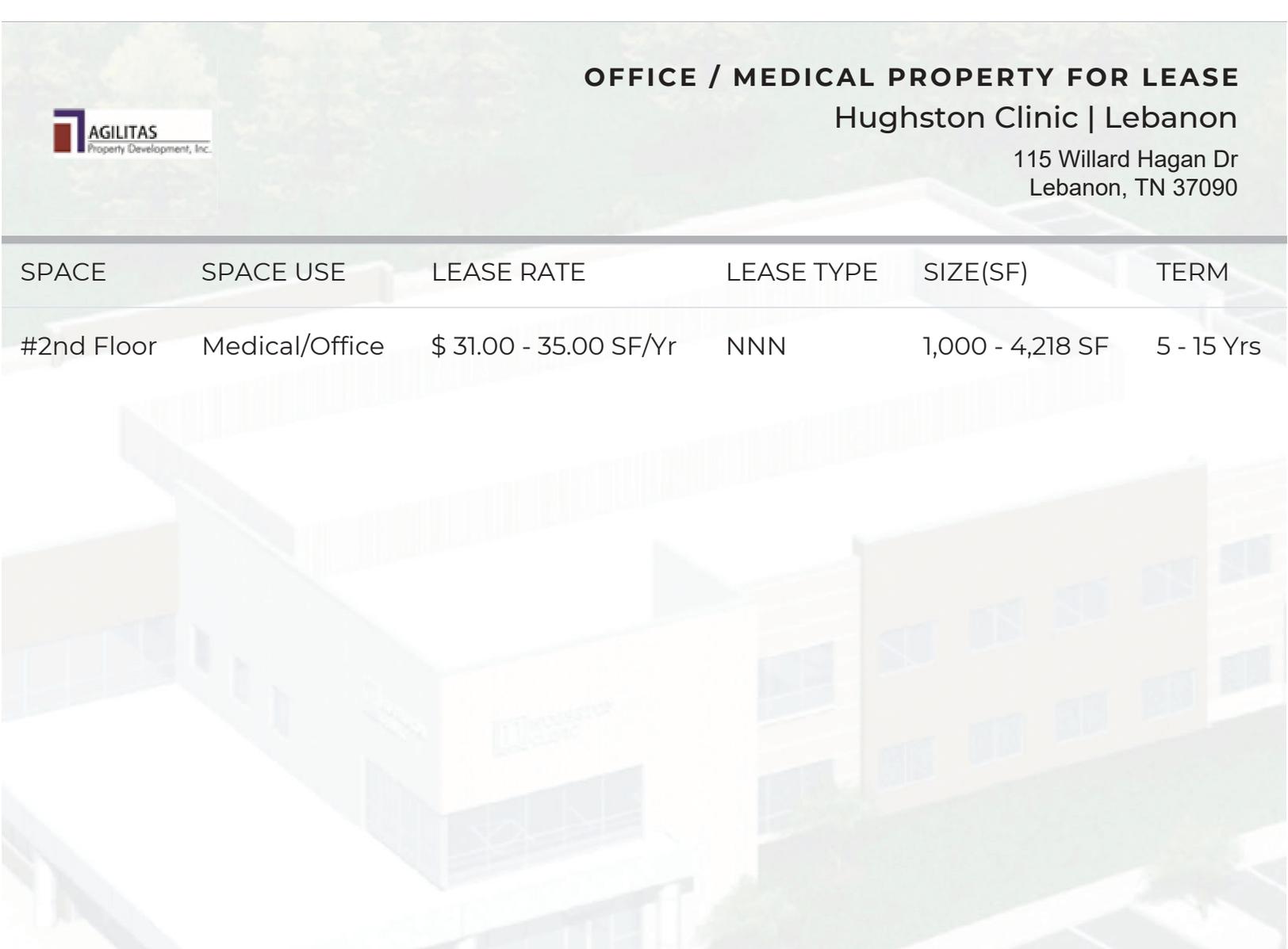


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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#2nd Floor	Medical/Office	\$ 31.00 - 35.00 SF/Yr	NNN	1,000 - 4,218 SF	5 - 15 Yrs



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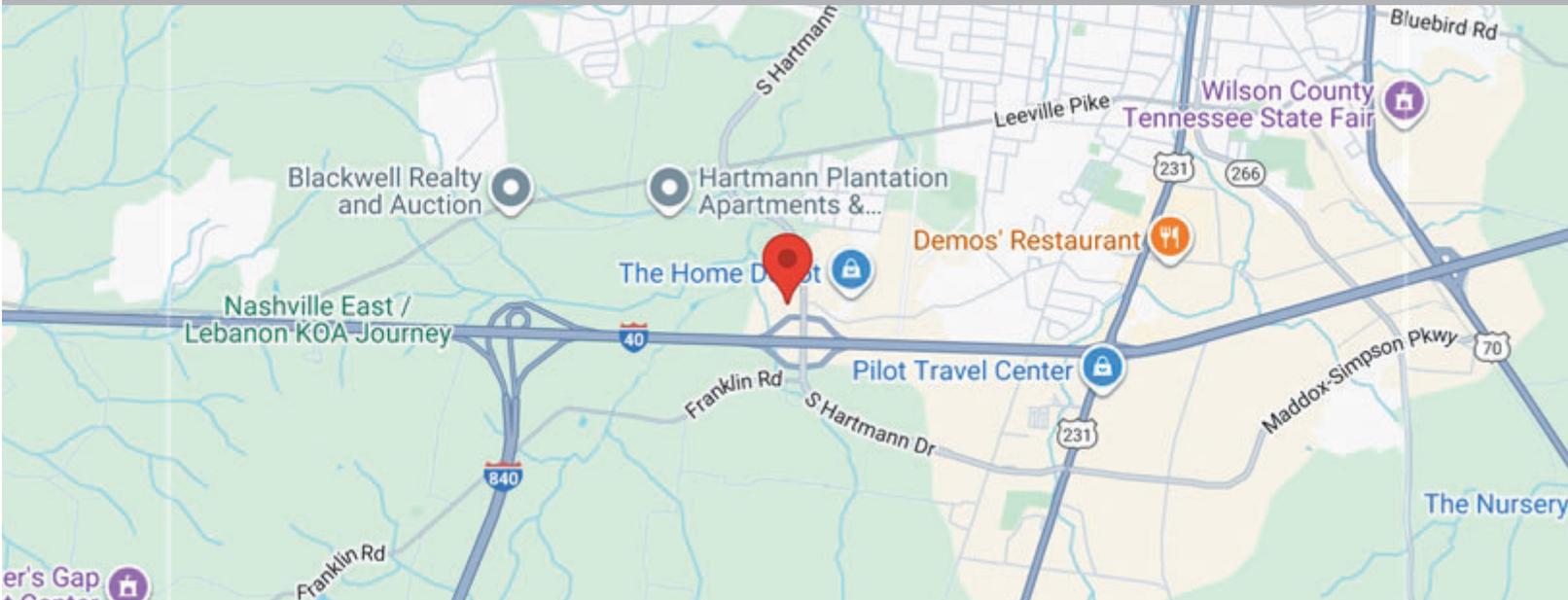
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,910	15,113	26,598
2010 Population	2,107	17,153	32,254
2025 Population	3,684	23,632	52,315
2030 Population	4,180	25,683	58,387
2025-2030 Growth Rate	2.56 %	1.68 %	2.22 %
2025 Daytime Population	3,870	40,462	62,462

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	773	5,840	10,384
2010 Total Households	865	6,646	12,484
2025 Total Households	1,602	9,354	20,607
2030 Total Households	1,823	10,315	23,300
2025 Average Household Size	2.3	2.42	2.47
2025 Owner Occupied Housing	794	5,168	13,006
2030 Owner Occupied Housing	930	5,764	15,022
2025 Renter Occupied Housing	808	4,186	7,601
2030 Renter Occupied Housing	893	4,551	8,278
2025 Vacant Housing	86	673	1,438
2025 Total Housing	1,688	10,027	22,045

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	96	673	1,088
\$15000-24999	79	649	1,284
\$25000-34999	163	771	1,141
\$35000-49999	180	1,069	2,141
\$50000-74999	381	1,774	3,790
\$75000-99999	192	1,125	2,843
\$100000-149999	269	1,726	4,013
\$150000-199999	139	859	2,172
\$200000 or greater	103	708	2,137
Median HH Income	\$ 64,457	\$ 69,586	\$ 81,130
Average HH Income	\$ 88,919	\$ 95,279	\$ 107,121



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