



HIGH-VISIBILITY SPACE ON S CUMBERLAND ST

703 S Cumberland St Suite C-1 - Lebanon, TN 37087

HIGH-VISIBILITY SPACE ON S CUMBERLAND ST - LEBANON, TN

EXCLUSIVELY MARKETING BY



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An aerial photograph of a commercial district, likely in a suburban or urban area. A wide, multi-lane road runs vertically through the center of the image. On either side of the road are various commercial buildings, including large retail stores, smaller businesses, and parking lots filled with cars. The background shows a mix of greenery and more distant buildings under a clear sky. The entire image is overlaid with a semi-transparent blue filter. At the top, there are several white, wavy, horizontal lines that sweep across the frame.

SECTION 1

LEASE OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for lease the 5,460 SF High-Visibility Space on S Cumberland St in Lebanon, TN. This offering presents a flexible, fully built-out commercial space suitable for a wide range of retail, office, professional service, or showroom users. The existing layout allows a new occupant to move in with minimal upfront improvements, providing an excellent opportunity for owner-users or investors.

Lease Rate

\$5,500 PER MONTH NNN

OFFERING SUMMARY

Price / SF / Year: \$12.09

BUILDING INFORMATION

Street Address:	703 S Cumberland St Suite C-1
City, State, Zip:	Lebanon, TN 37087
County:	Wilson
Building Size:	5,460 SF
Lot Size:	4.05 Acres
Year Built:	1970
Year Last Renovated:	2020



INVESTMENT HIGHLIGHTS



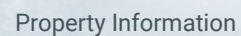
PROPERTY HIGHLIGHTS

- **Flexible Space:** Fully built-out space suitable for a wide range of retail, office, professional service, or showroom users. The existing layout allows a new occupant to move in with minimal upfront needs.
- **The Space Allows For Customer-Facing Areas:** Collaborative workspaces, training rooms, merchandise displays, or conference space. There are also dedicated areas for staff, management, or client meetings.
- **Efficient, Functional Layout:** The space includes finished offices, restrooms, and established interior improvements, making it a convenient option for businesses seeking a move-in-ready location. The combination of open and private areas creates an efficient layout for both employees and customers.
- **Positioned Along S Cumberland:** The property benefits from strong visibility and approximately 25,000+ VPD. Its prominent location provides valuable signage and branding exposure for businesses looking to establish or expand their presence in the area.

An aerial photograph of a commercial property, likely a retail or warehouse complex. The main building is a large, single-story structure with a flat roof. To the left, there is a parking lot with several vehicles, including cars and a truck. The background is filled with dense trees. The image is overlaid with a semi-transparent blue filter and white decorative lines at the top.

SECTION 2

PROPERTY INFORMATION

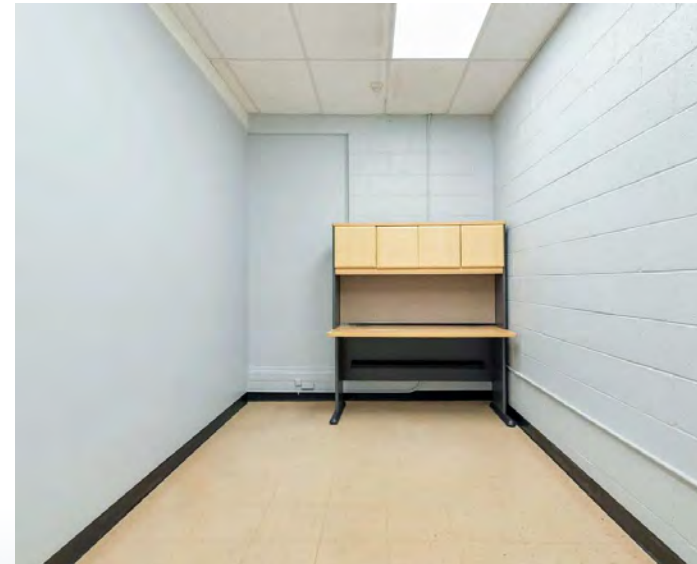


HIGH-VISIBILITY SPACE ON S CUMBERLAND ST - LEBANON, TN

PROPERTY IMAGES



INTERIOR IMAGES



AERIAL MAP



AERIAL MAP

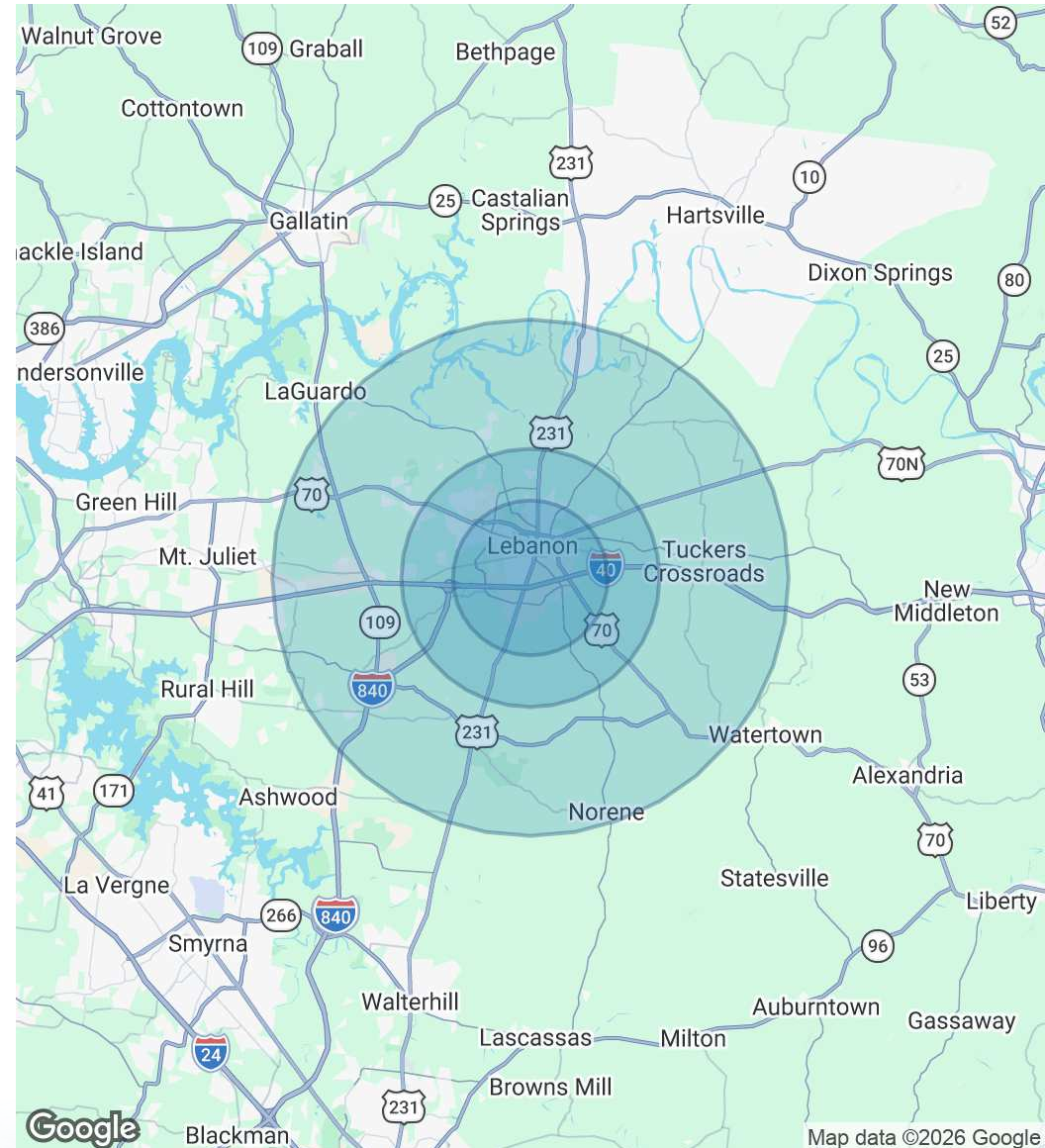


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	23,703	37,000	74,517
Average Age	36.4	38.6	39.9
Average Age (Male)	34.6	37	39
Average Age (Female)	38.5	40.5	41.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,494	13,612	27,971
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$77,152	\$90,104	\$103,438
Average House Value	\$308,094	\$359,176	\$400,807

TRAFFIC COUNTS			
S Cumberland St			25,348 VPD
I-40			80,123 VPD
Leeville Pike			7,708 VPD
Sparta Pike			20,878 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Lebanon, TN



Vanderbilt Wilson County Hospital

LEBANON, TN

Located approximately 30 miles east of Downtown Nashville along Interstate 40, Lebanon is one of Middle Tennessee's fastest-growing communities and a key logistics and manufacturing hub within the Nashville Metropolitan Statistical Area (MSA). The city benefits from a highly diversified economy driven by advanced manufacturing, healthcare, education, distribution, and corporate headquarters. With its strategic location, skilled workforce, expanding infrastructure, and pro-business environment, Lebanon continues to attract significant commercial investment and industrial development.

WHY INVESTORS TARGET THIS MARKET

- **Strategic Nashville MSA Location:** Situated along Interstate 40 with convenient access to Nashville International Airport, Interstate 840, and major regional transportation corridors, Lebanon provides exceptional connectivity for manufacturing, logistics, and distribution operations.
- **Manufacturing & Distribution Hub:** Home to leading employers including Cracker Barrel Old Country Store (Corporate Headquarters), Lochinvar, Bridgestone, Performance Food Group, and numerous industrial manufacturers, supporting a stable and expanding employment base.
- **Strong Population & Economic Growth:** Wilson County ranks among Tennessee's fastest-growing counties, fueled by sustained residential development, business expansion, and continued investment in industrial parks, infrastructure, and commercial real estate.

ECONOMY & TOP EMPLOYERS

Lebanon's economy is anchored by Vanderbilt Wilson County Hospital, Cracker Barrel Old Country Store (Corporate Headquarters), Lochinvar, Performance Food Group, Bridgestone, Cumberland University, Wilson County Schools, and numerous manufacturing, healthcare, and distribution employers. Continued investment in industrial development, transportation infrastructure, and commercial growth, combined with its strategic location along Interstate 40 within the Nashville MSA, reinforces Lebanon's position as one of Middle Tennessee's premier commercial and logistics markets.

49K+

2026 Population

2.2M+

Metro Population

\$73K+

Median Household Income

30 Mi

Downtown Nashville

GET FINANCING

Reliable Capital. Closed Deals.

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Scan QR Code
to Learn More

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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