



ADAPTIVE-USE ASSEMBLY CAMPUS

For Sale

310 Coles Ferry Pike - Lebanon, TN 37087

ADAPTIVE-USE ASSEMBLY CAMPUS - LEBANON, TN

EXCLUSIVELY MARKETED BY



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An aerial photograph of a town, likely in a rural or semi-rural area, with various buildings, parking lots, and roads. The 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

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the 27,720 SF Adaptive-Use Assembly Campus located at 310 Coles Ferry Pike in Lebanon, TN. This highly versatile asset features a flexible layout and strong adaptive-use potential, making it well-suited for worship centers, private or charter schools, media production facilities, community organizations, or event-driven users. The property can accommodate a wide variety of assembly, classroom, administrative, and operational configurations based on tenant or owner needs, providing for an exceptional investment and redevelopment opportunity.

Sale Price	\$4,995,000
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OFFERING SUMMARY

Price / SF:	\$180.19
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BUILDING INFORMATION

Street Address:	310 Coles Ferry Pike
City, State, Zip:	Lebanon, TN 37087
County:	Wilson
Building Size:	27,720 SF
Lot Size:	2.23 Acres
Year Built:	2000



INVESTMENT HIGHLIGHTS



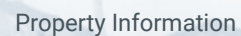
PROPERTY HIGHLIGHTS

- Located along highly visible Coles Ferry Pike in the growing Lebanon market, this property offers an excellent opportunity for churches, schools, and nonprofit organizations seeking a strong community presence. The site provides easy access and strong regional connectivity for congregations and service-based ministries.
- Just minutes from downtown Lebanon and Interstate 40, the property is well-positioned for regional draw events, outreach programs, and school or training facilities. Its accessibility makes it convenient for attendees coming from across Wilson County and the surrounding Middle Tennessee.
- Flexible layout and use potential make the site ideal for worship centers, private schools, media production spaces, or event-driven organizations. The property can accommodate a variety of assembly, classroom, and operational configurations depending on user needs.
- The property accommodates 2 large sanctuary gathering spaces along with several office suites, classroom wings, a commercial kitchen, and collaborative ministry or education areas. This makes it ideal for larger congregations, multi-service churches, or organizations with both worship and educational programming needs.



SECTION 2

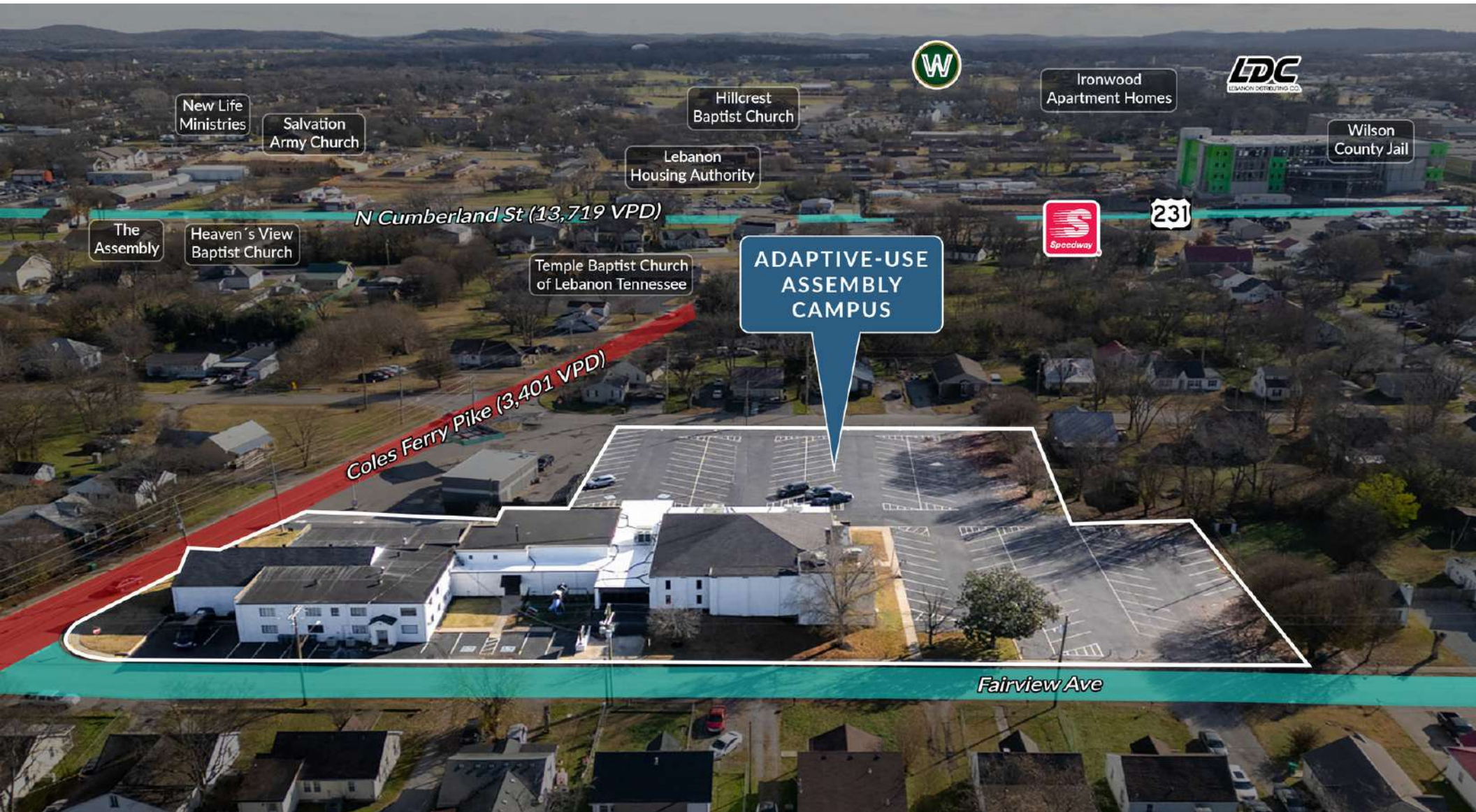
PROPERTY INFORMATION



AERIAL MAP



AERIAL MAP



PROPERTY IMAGES



INTERIOR IMAGES



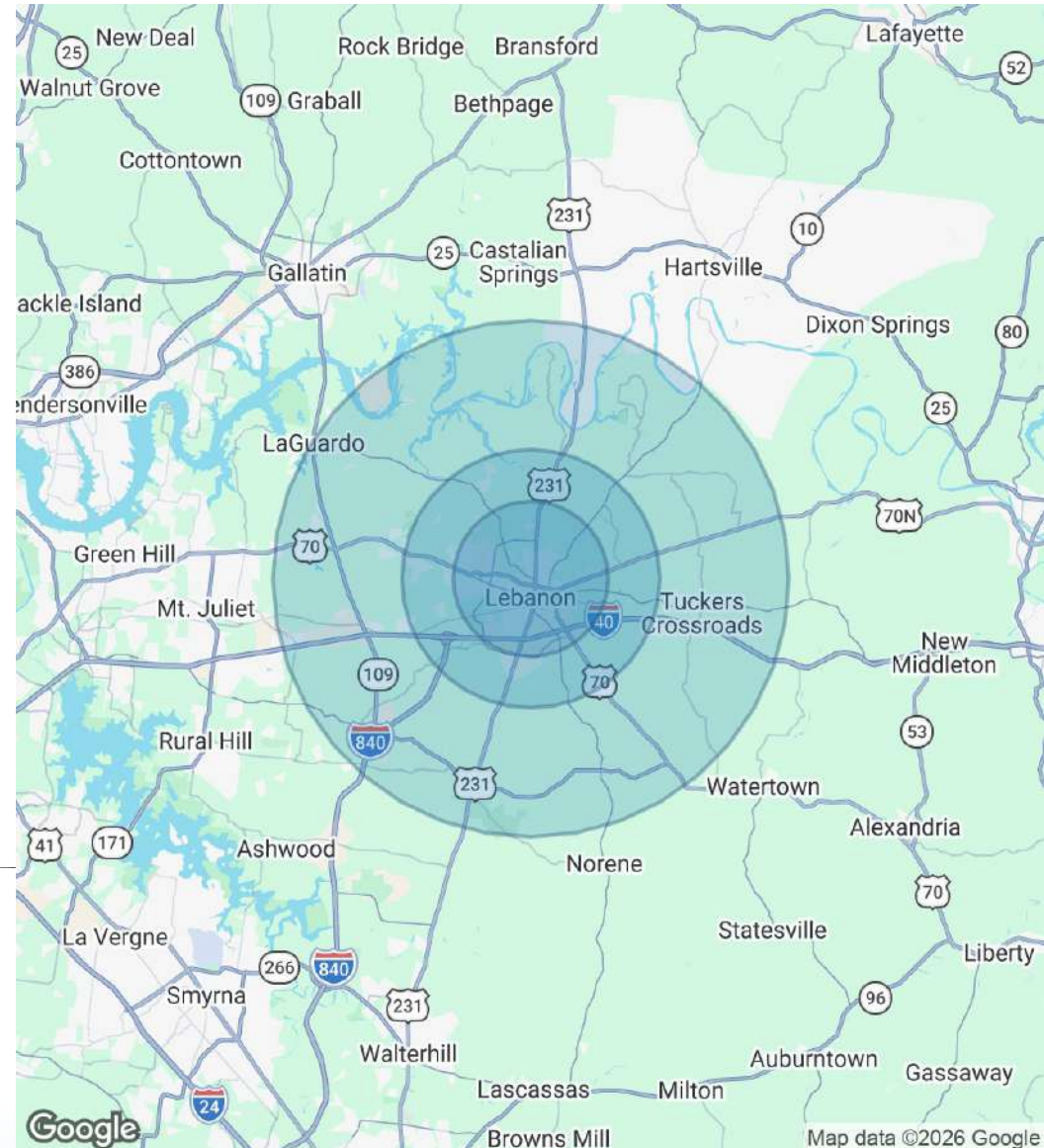
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	27,750	39,466	75,038
Average Age	36.7	39.1	39.7
Average Age (Male)	34.7	37.7	38.8
Average Age (Female)	39	41	41.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,998	14,536	27,996
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$79,520	\$94,609	\$104,383
Average House Value	\$312,705	\$365,608	\$401,100

TRAFFIC COUNTS

Coles Ferry Pike	3,401 VPD
N Cumberland St	13,719 VPD
N Castle Height Ave	8,281 VPD
Hwy 70	14,835 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Lebanon, TN



Vanderbilt Wilson County Hospital

LEBANON, TN

Lebanon is a rapidly growing city located approximately 30 miles east of downtown Nashville in Middle Tennessee and serves as the county seat of Wilson County. Known for its blend of historic charm, suburban convenience, and strong economic growth, Lebanon has become an increasingly desirable destination for residents, businesses, and investors alike. The city benefits from its strategic location along Interstate 40, providing direct access to the greater Nashville metropolitan area while maintaining a more affordable and community-oriented environment. Lebanon has a 2026 population of 57,804.

Lebanon features a strong and diverse economy supported by manufacturing, healthcare, education, logistics, and retail industries, benefiting greatly from its proximity to the rapidly expanding Nashville metropolitan area. The city's strategic location along Interstate 40 has attracted significant commercial and industrial investment, making Lebanon a key regional employment and distribution hub. Major employers in the area include Cracker Barrel Old Country Store, which maintains its corporate headquarters in Lebanon, as well as Lochinvar, Vanderbilt Wilson County Hospital, and Cumberland University. Additional economic support comes from large manufacturing and distribution operations, healthcare services, and continued residential and commercial growth, positioning Lebanon as one of Middle Tennessee's fastest-growing economic centers.

Lebanon offers a variety of attractions that blend historic character, outdoor recreation, and community-centered entertainment. The city is home to the historic downtown district, featuring locally owned shops, restaurants, and preserved architecture that reflects Lebanon's rich heritage. Popular destinations include Wilson County Fair, one of the largest and most recognized state fairs in Tennessee, attracting visitors from across the region each year. Outdoor enthusiasts benefit from nearby access to Cedars of Lebanon State Park, which offers hiking trails, camping, picnic areas, and nature programs. Additional attractions include Cumberland University, local golf courses, recreation facilities, and numerous annual festivals and community events that contribute to the city's growing appeal as both a residential and visitor destination.

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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.

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