



LEBANON ROAD COMMONS

14860 Lebanon Rd Suite 600 - Old Hickory, TN 37138

In Cooperation With Sands Investment Group Tennessee, LLC - Lic. #263973
BoR: Tom Gorman - Lic. TN #370394

www.SandsIG.com

LEBANON ROAD COMMONS - OLD HICKORY, TN

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for lease the recently renovated Lebanon Road Commons with an open floor plan and private restroom located at 14860 Lebanon Road, Suite 600, in Old Hickory, TN. The suite features excellent street frontage signage availability, but a private access feel on the back of the building. There is an abundance of signage opportunities on both the building and roadside monument signage, and convenient access for customers and employees in the growing Mt. Juliet, Hermitage, and Old Hickory areas.

Lease rate	\$16 SF/YR
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BUILDING INFORMATION	
Street Address:	14860 Lebanon Rd Ste 600
City, State, Zip:	Old Hickory, TN 37138
County:	Wilson
Lot Size:	0.85 Acres
Year Built:	1969
Year Last Renovated:	2026
Available Space:	1,100 SF
Total Building Size:	7,564 SF



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

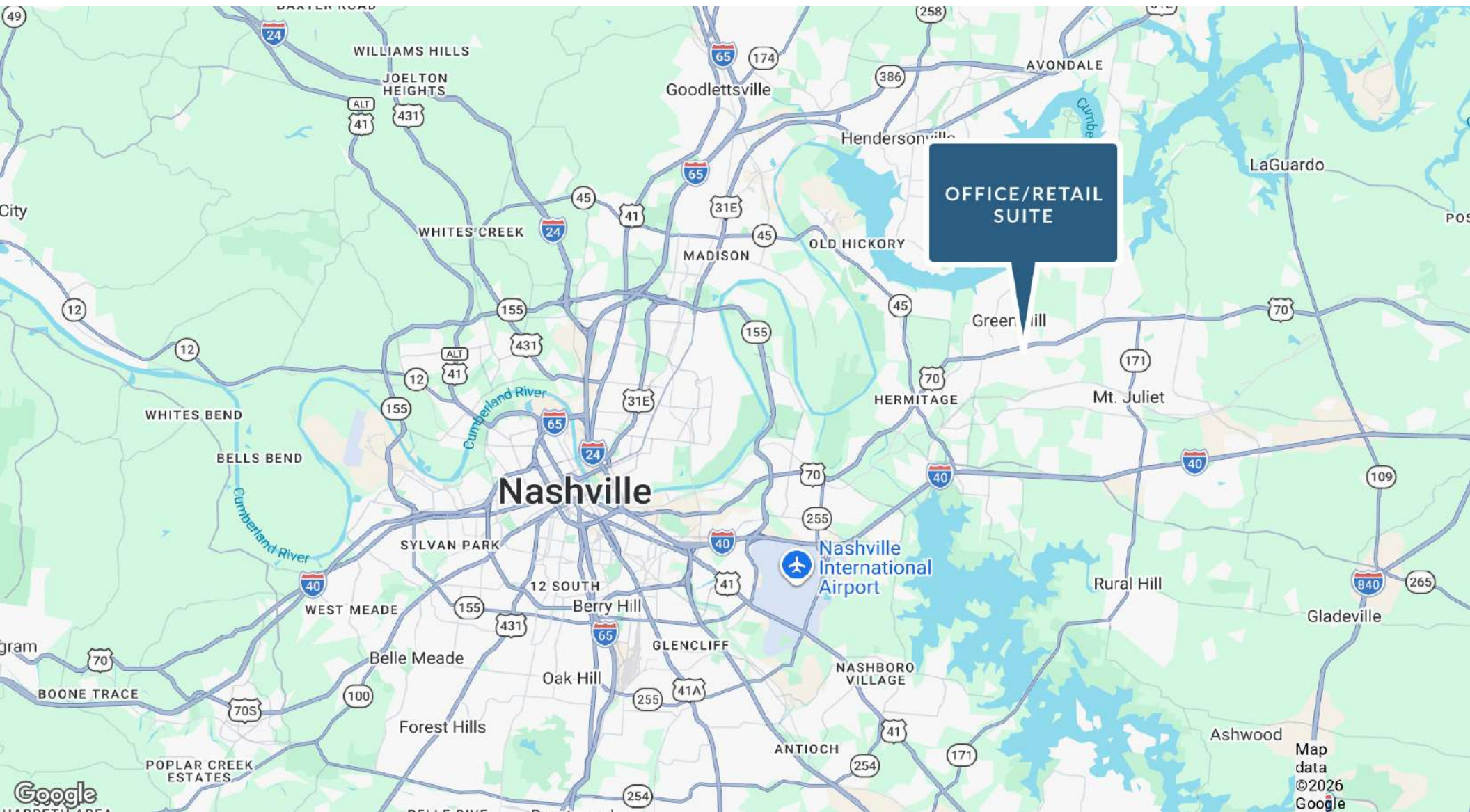
- 1,100 SF suite with fresh renovations, updated finishes, and a clean, modern appearance. The move-in-ready condition allows tenants to open quickly with minimal upfront improvements.
- Great for retail, office, showroom, or service-based users. An in-suite restroom provides added convenience for staff and customers.
- The open layout allows for a variety of business concepts and easy customization to fit operational needs. The combination of visibility, accessibility, and modern updates makes the space ideal for both retail and professional office users.
- Positioned directly along Lebanon Road, the space benefits from strong street frontage and daily traffic exposure. The storefront signage ability for visibility creates an excellent opportunity to increase brand awareness and customer traffic.
- Tenant has access to prominent building signage as well as road signage opportunities for maximum exposure. High-visibility signage helps businesses stand out to passing traffic throughout the day.



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



INTERIOR IMAGES



RETAILER MAP



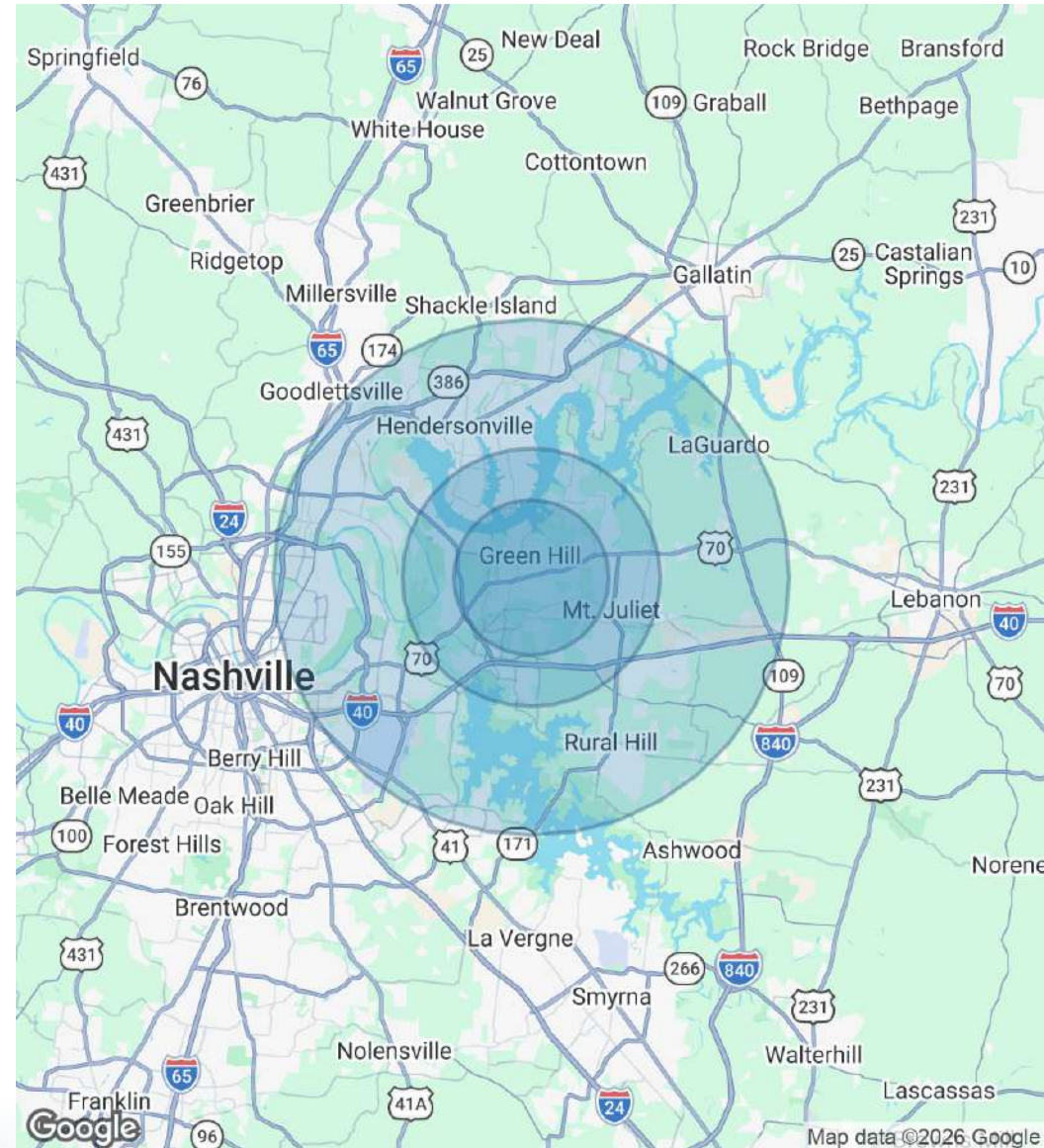
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	43,273	103,129	351,661
Average Age	41.7	40.9	39.5
Average Age (Male)	41.3	39.6	38.5
Average Age (Female)	42	41.3	40.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,995	42,485	148,612
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$127,526	\$119,336	\$106,264
Average House Value	\$385,634	\$411,884	\$411,190

TRAFFIC COUNTS

Lebanon Pike	31,592 VPD
Matterhorn Dr	2,549 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Nashville, TN



Asurion HQ

OLD HICKORY, TN

Old Hickory is a historic suburban community located northeast of downtown Nashville along the Cumberland River. Originally developed as a company town by DuPont in the early 1900s, Old Hickory has evolved into a desirable residential and commercial area known for its small-town character, scenic surroundings, and convenient access to the greater Nashville metropolitan area. The community benefits from strong population growth, a thriving local economy, and proximity to major transportation corridors, making it attractive for residents, businesses, and investors alike. With access to recreational amenities, waterfront attractions, and the economic strength of the Nashville region, Old Hickory continues to experience steady growth and development. Old Hickory is home to 22,575 residents.

The economy of Old Hickory is supported by its close proximity to the thriving Nashville metropolitan area, benefiting from strong growth in healthcare, manufacturing, logistics, retail, and professional services. The community enjoys a stable employment base driven by regional economic expansion, continued residential development, and access to major transportation corridors. Major employers in the surrounding area include HCA Healthcare, Amazon, Nissan North America, Asurion, and several healthcare systems, distribution centers, and manufacturing operations throughout the Nashville region, contributing to long-term economic stability and job growth.

Old Hickory features a variety of attractions that blend outdoor recreation, historic character, and convenient access to the Nashville metropolitan area. The community is anchored by Old Hickory Lake, a popular regional destination offering boating, fishing, kayaking, camping, and waterfront recreation. Residents and visitors also enjoy Old Hickory Country Club, known for its championship golf course and social amenities, along with numerous parks, greenways, and walking trails throughout the area. Old Hickory's historic district showcases charming early 20th-century architecture, local restaurants, boutiques, and community events that preserve the town's unique identity. Additionally, its close proximity to downtown Nashville provides easy access to major entertainment venues, live music, shopping, dining, and cultural attractions, further enhancing the area's appeal as both a residential and recreational destination.

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10+

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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



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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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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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