

THE MILL AT LEBANON

300 NORTH MAPLE STREET



FOR SALE

91,838 SF Mixed-Used Complex on 15 Acres
Redevelopment Opportunity



REALSITE
COMMERCIAL

THE MILL

The historic Mill consists of approximately **91,838 square-feet** of mixed-use buildings on **15 acres**, just one block from Lebanon's Downtown Square. The **adaptive reuse vision** of The Mill incorporates retail, entertainment, office and residential.

The principles of "**new urbanism**" have been incorporated into its specific zoning ordinance and the property was placed on the **Historic Register** in 2007. The opportunity to continue the **redevelopment** of this Middle Tennessee iconic property can be yours.



PROPERTY HIGHLIGHTS FOR SALE

- ± 91,838 SF total
- Main Building: ± 61,138 SF
- Mixed-Use Space: ± 26,800 SF
- Front Office: ± 3,900 SF
- Located one block from historic downtown Lebanon
- Adaptive reuse / mixed-use facility including office, event and creative spaces
- Former historic Lebanon Woolen Mills and placed on the historic register in 2007
- Across from WeGo Commuter rail station providing access to downtown Nashville
- Parking ratio: 5.1/1,000 SF

AERIAL VIEW



FIRST FLOOR

BUILDING 1

Suite 1-001	Historic Lebanon	192 SF
-	Bridal Suite	480 SF
-	The Mill Offices	3,228 SF

BUILDING 2

Suite 2-120	Fitness Center	10,000 SF
Suite 2-125	Church	16,800 SF

BUILDING 3

Building 3	The Mill Events	12,500 SF
Atrium	The Mill Events	4,900 SF

BUILDING 4

Suite 4-100	Office Space	900 SF
Suite 4-105	Hybrid Education	3,130 SF
Suite 4-110	Cabinetry Retail	980 SF
Suite 4-115	Office Space	980 SF
Suite 4-120	Hybrid Education	590 SF
Suite 4-125	Hybrid Education	980 SF
Suite 4-135	Restaurant	3,600 SF
Suite 4-140	Vacant	1,400 SF

BUILDING 5

Suite 5-100	The Mill Shop	900 SF
Suite 5-110	The Mill Storage	4,000 SF



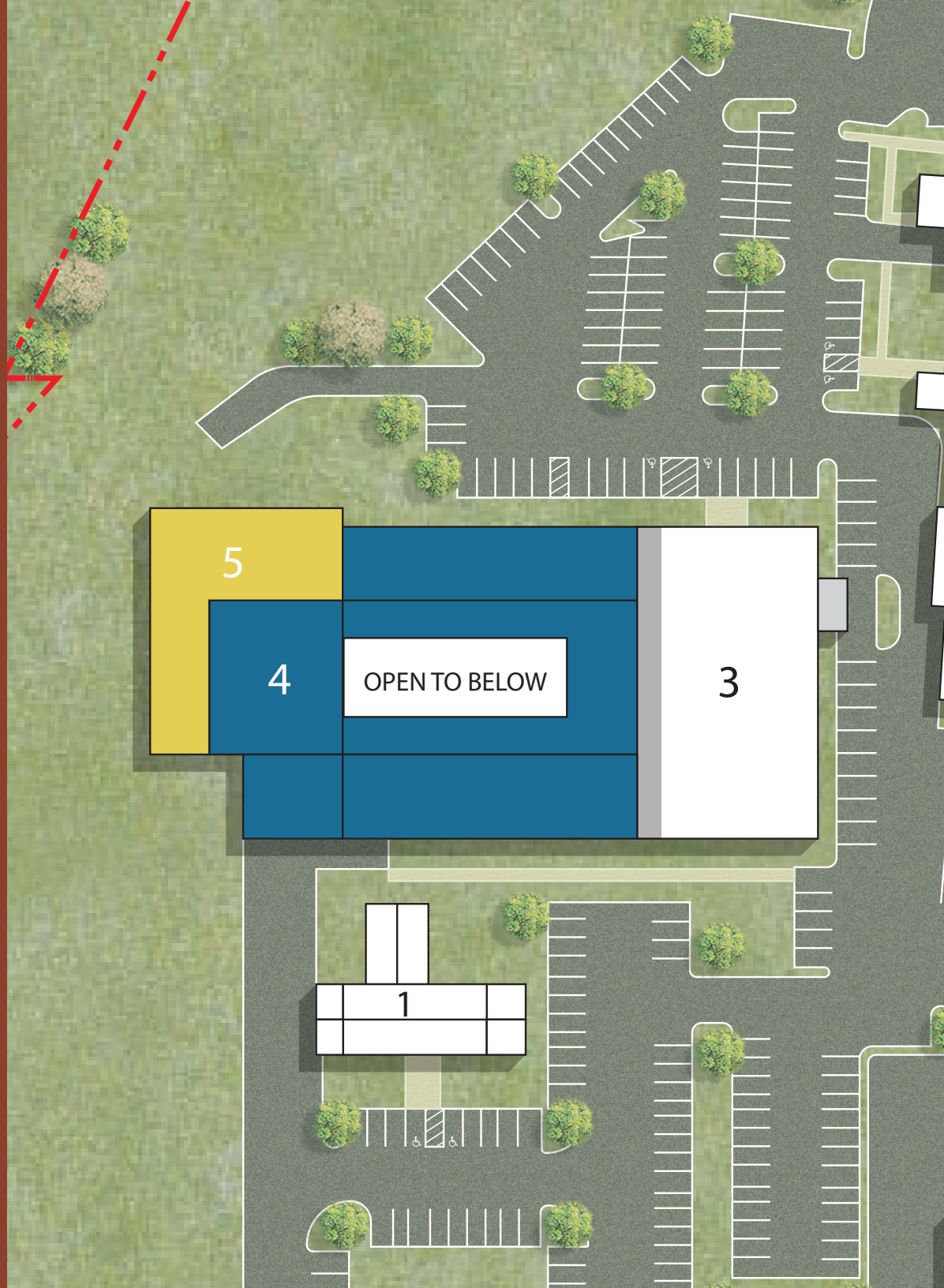
SECOND FLOOR

BUILDING 4

Suite 4-200	Community Theatre	1,300 SF
Suite 4-203	Community Theatre	1,440 SF
Suite 4-205	Vacant	1,440 SF
Suite 4-208	Hybrid Education	1,440 SF
Suite 4-215	Office Space	1,440 SF
Suite 4-220	Barbershop	1,968 SF
Suite 4-225	Office Space	456 SF
Suite 4-230	Office Space	530 SF
Suite 4-235	Cigar Bar	1,584 SF
Suite 4-251	Office Space	650 SF
Suite 4-253	Office Space	480 SF
Suite 4-254	Office Space	200 SF
Suite 4-255	Art Studio	600 SF
Suite 4-257	Office Space	650 SF
Suite 4-260	Office Space	400 SF
Suite 4-265	The Mill Museum	800 SF
Suite 4-275	The Mill Museum	200 SF
-	The Mill Events	6,700 SF

BUILDING 5

-	The Mill Mechanical	4,000 SF
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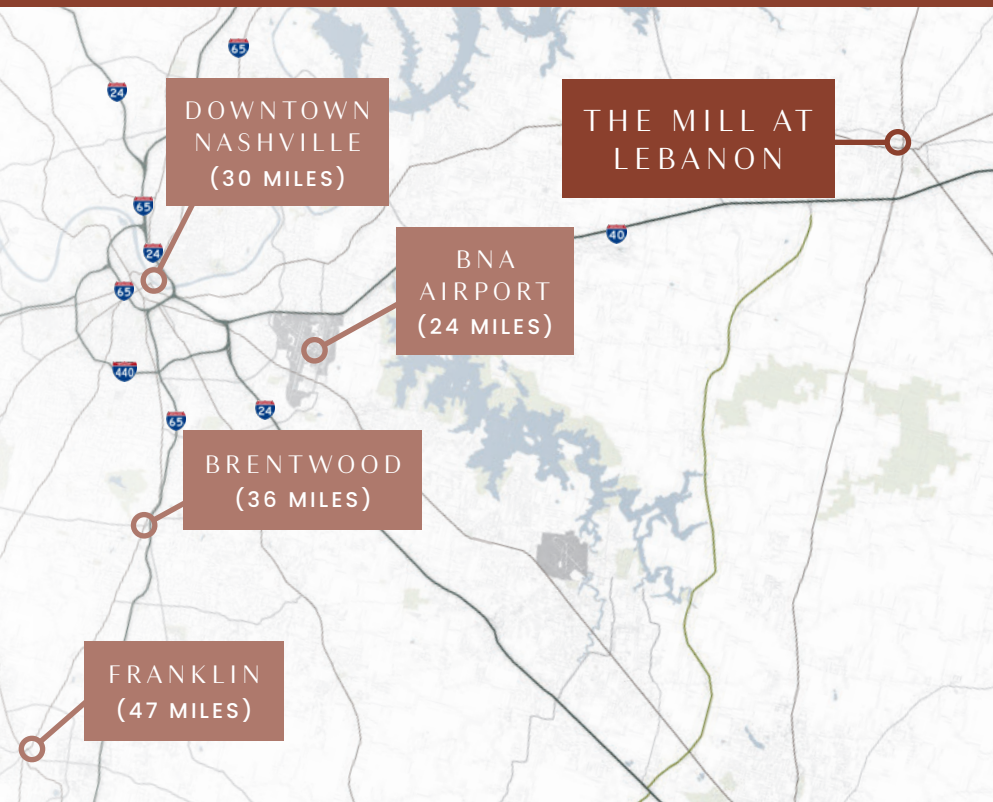




ECONOMIC OVERVIEW

WILSON CO & THE CITY OF LEBANON

Located 25 miles east of Nashville, Lebanon and Wilson County offer strategic access to I-40, I-840, and the WeGo Star commuter rail. Home to major employers like Cracker Barrel, Amazon, and Under Armour, the area boasts a growing workforce, affordable living, and strong economic momentum. With ongoing infrastructure development and a pro-business climate, the region presents a prime location for long-term business growth. As one of the fastest-growing areas in Tennessee, it's an ideal time to be part of its upward trajectory. Investors can capitalize on Lebanon's historic charm paired with modern amenities, making it a unique and appealing destination for businesses and residents alike.





**VOTED “2023 BEST
SHOPPING
CENTER DISTRICT”**
by Main Street Awards

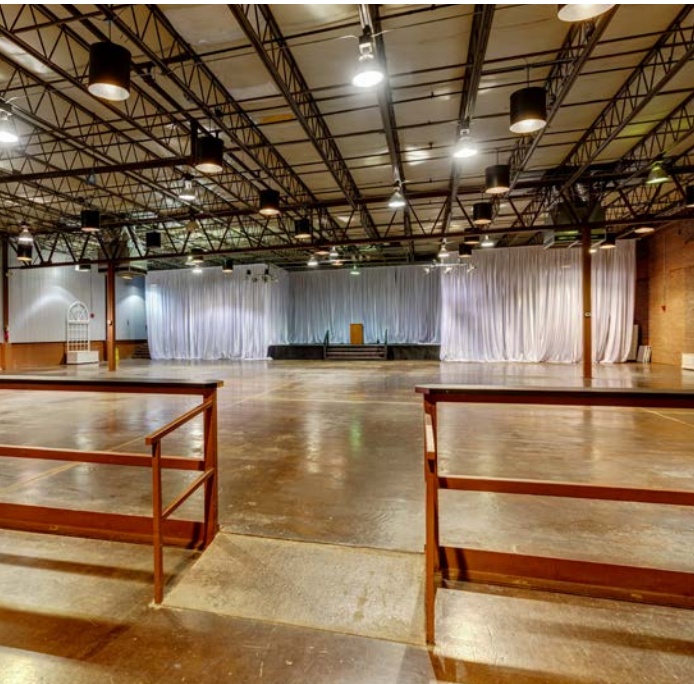
\$81,823
Average Household
Income in Wilson County

163,674
Total Wilson
County Population
in 2023

**“12TH FASTEST
GROWING CITY
IN THE U.S.”**
by U.S. Census Bureau

**“FASTEST GROWING
CITY IN
TENNESSEE”**
by U.S. Census Bureau

\$397,000
Median Home Value
in 2023 in Wilson
County



INTERIOR VIEWS

THE MILL AT LEBANON

300 NORTH MAPLE STREET

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