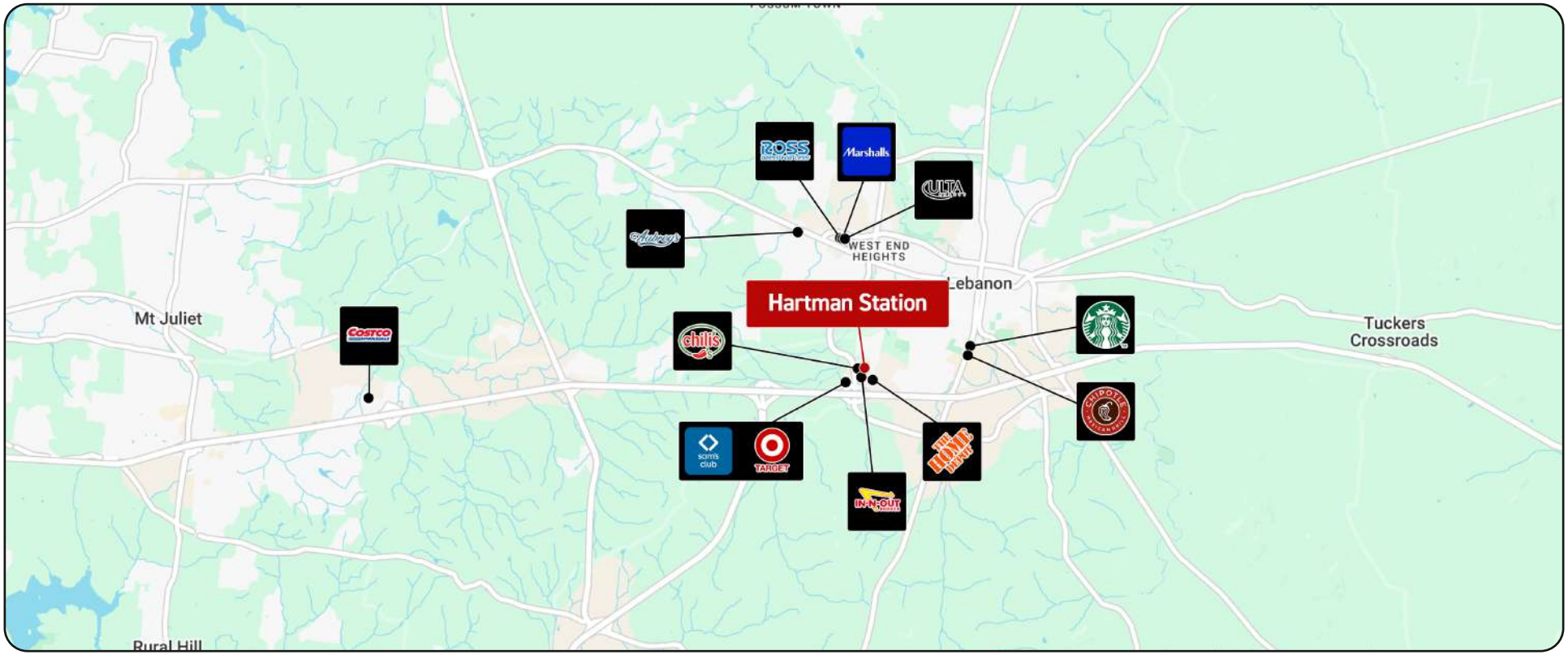


CRS

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HARTMAN STATION

S. HARTMAN DRIVE X AVIATION WAY, LEBANON, TN



ABOUT WILSON COUNTY

Wilson County was the fastest growing county in the state of Tennessee from 2020-2025. Over the coming five years it is projected to be the second fastest growing.

Median Household Income: $103,190 **#2 in the state.**

Average Disposable Income: $101,355 **#2 in the state**

ABOUT THE PROPERTY

Hartman Station is a premier retail and dining destination at the heart of Wilson County's fastest-growing commercial corridor — **just north of the I-40 & S. Hartman Drive interchange.**

Surrounded by momentum-driving anchors: newly opened **In-N-Out Burger** and the upcoming **Sam's Club and Target** create strong, sustained customer draws.

Built for high-performing tenants: dual drive-thru end caps, inviting outdoor patio seating, and contemporary architecture designed for visibility and curb appeal.

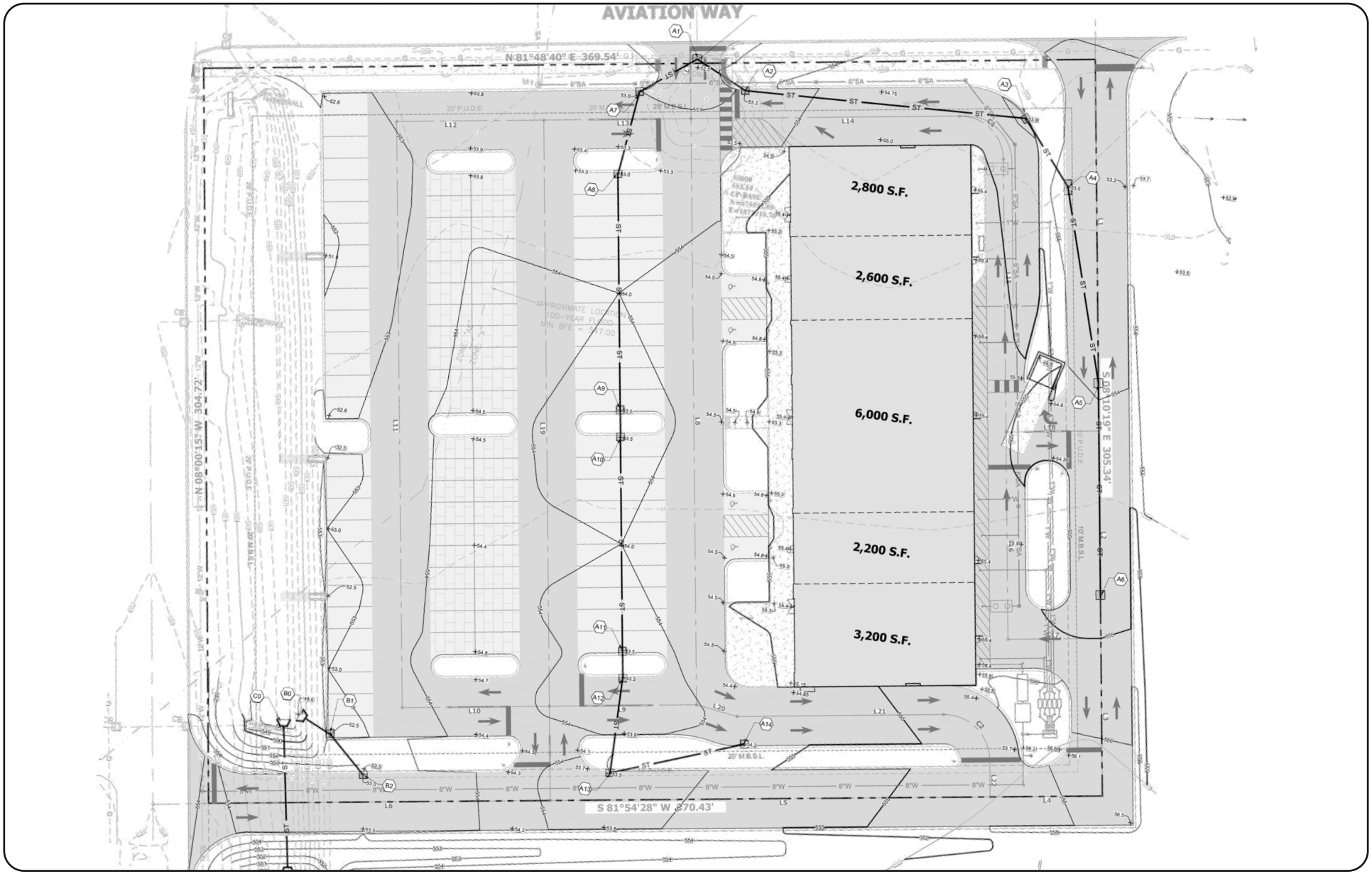

Stratford Station
220 Residential Units
West End Station
50 Residential Units
Hickory Knoll & Bethlehem Ridge
1300 Residential Units
Waverly
700 Residential Units
Knoll Creek
85 Residential Units
Stonebridge
800 Residential Units
I-40
90,800 Avg. Daily Vehicles
Lebanon High School
1800 Estimated students
South Hartmann Dr
25,900 Avg. Daily Vehicles
HARTMAN STATION
S. HARTMAN DRIVE X AVIATION WAY, LEBANON, TN
Barton Village
2000 Residential Units
N
W
E
S








IN-N-OUT BURGER
IN-N-OUT


AVIATION WAY
N 81°48'40" E 369.54'
2,800 S.F.
2,600 S.F.
6,000 S.F.
2,200 S.F.
3,200 S.F.
S 08°10'19" E 305.34'
N 08°00'15" W 304.72'
S 81°54'28" W 370.43'

POPULATION

3,917
Population within a **5 Minute-Drive**

+15.0%
Population Growth in 5 Years within a **5-Minute Drive**

27,114
Population within a **10-Minute Drive**

+8.9%
Population Growth in 5 Years within a **10-Minute Drive**

65,423
Population within a **15-Minute Drive**

+11.6%
Population Growth in 5 Years within a **15-Minute Drive**

MARKET DATA

Total Households

1,578
Households within a **5 Minute-Drive**

10,820
Households within a **10 Minute-Drive**

25,962
Households within a **15 Minute-Drive**

Average Household Income

$86K
Household income within a **5 Minute-Drive**

$94K
Household income within a **10 Minute-Drive**

$111K
Household income within a **15 Minute-Drive**

Total Consumer Spend

$78.5M
Consumer spend within a **5 Minute-Drive**

$588M
Consumer spend within a **10 Minute-Drive**

$1.6B
Consumer spend within a **15 Minute-Drive**