AVAILABLE FOR LEASE

378-382 SANDHILL RD

LA VERGNE, TN 37086

LEASING BROCHURE

MATTHEWS™

EXCLUSIVELY LEASING AGENTS:

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*PARCEL OUTLINES ARE APPROXIMATE

PROPERTY OVERVIEW

PROPERTY OVERVIEW	
Address	378-382 Sandhill Rd, La Vergne, TN 37086
RBA	±17,935 SF
Lot Size	±4.34 AC
Coverage	9.49%
Office	
RBA	±1,375 SF
Shop #1	
RBA	±3,000 SF
Drive-In Doors	2 (One, 13’ x 24’ and One, 25’ x 18’)
Clear Heights	±17’ 6” - 20’
Shop #2	
RBA	±13,560 SF
Drive-In Doors	2 (One, 18' x 20' and One, 40' x 12' 6")
Clear Heights	±18’-20’ & 15’-17’
Restrooms	2
Breakroom	1

MARKET OVERVIEW

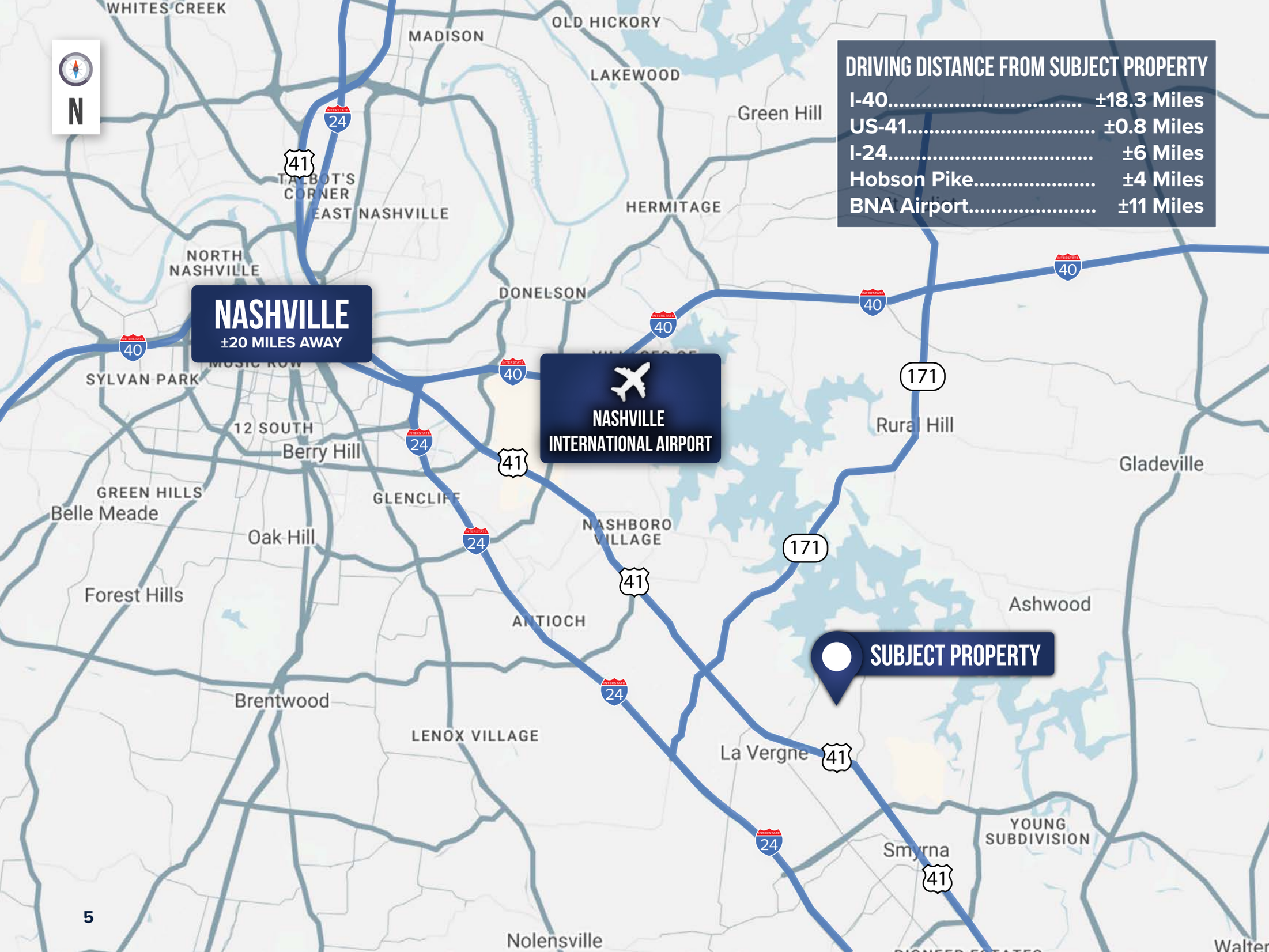
LA VERGNE, TN

La Vergne, Tennessee is a strategically positioned industrial hub just southeast of Nashville, offering direct access to major transportation routes, including Interstate 24 and nearby Interstate 840. The city has become a key distribution and manufacturing center, attracting major companies such as Amazon and Ingram Content Group. With a strong labor force and proximity to Nashville's expanding economic base, La Vergne continues to experience industrial growth, supporting warehousing, logistics, and manufacturing operations. Its location within the Nashville metropolitan area provides access to a growing population and consumer base, making it an ideal market for industrial real estate investment. Ongoing infrastructure improvements and business-friendly policies have further fueled industrial expansion, leading to increased demand for modern facilities. As supply chain networks continue evolving, La Vergne's position as a distribution hub ensures long-term stability and growth potential for industrial assets.

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	42,662	108,938	345,481
2025 Population	43,556	112,854	346,022
2030 Population Projection	48,349	123,078	368,635
Annual Growth 2025-2030	2.2%	1.8%	1.3%

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	14,233	38,019	124,724
2025 Households	14,461	39,281	123,229
2030 Household Projection	15,999	42,689	130,347
Annual Growth 2025-2030	2.1%	1.7%	1.2%

INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	$79,341	$82,705	$95,325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DRIVING DISTANCE FROM SUBJECT PROPERTY
I-40..... ±18.3 Miles
US-41..... ±0.8 Miles
I-24..... ±6 Miles
Hobson Pike..... ±4 Miles
BNA Airport..... ±11 Miles
NASHVILLE
±20 MILES AWAY
NASHVILLE INTERNATIONAL AIRPORT
SUBJECT PROPERTY
WHITES CREEK
MADISON
OLD HICKORY
LAKEWOOD
Green Hill
TAYLOR'S CORNER
EAST NASHVILLE
HERMITAGE
NORTH NASHVILLE
DONELSON
SYLVAN PARK
12 SOUTH
Berry Hill
GREEN HILLS
Belle Meade
GLENCLIFF
NASHBORO VILLAGE
Oak Hill
Forest Hills
ANTIOCH
Brentwood
LENOX VILLAGE
Rural Hill
Gladeville
Ashwood
La Vergne
YOUNG SUBDIVISION
Smyrna
Nolensville
24
40
41
171

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located a**t 378-382 Sandhill Rd La Vergne, TN 37086** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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