



PROVIDENCE MARKETPLACE

40



Pinnacle FINANCIAL PARTNERS

Southern Bank OF TENNESSEE

WEST WILSON MIDDLE SCHOOL

N. MT. JULIET ROAD - 23,597 VPD



LOWE'S

GODDARD SCHOOL



at home

Academy SPORTS & OUTDOORS

Walmart

±4.87 Acre Development Opportunity

**FOR SALE**

100 NW RUTLAND ROAD | MOUNT JULIET, TN 37122

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# PROPERTY HIGHLIGHTS

- + ±4.87 acre development opportunity
- + Strategically located just off the signalized intersection of NW Rutland Road and North Mt. Juliet Road, offering seamless access and strong positioning
- + Situated immediately behind Pinnacle Bank, with an established hub of national retailers, services, and expanding commercial growth nearby
- + Zoned Commercial Interstate (CI), supporting a wide variety of retail, service, office, and hospitality opportunities
- + Unmatched connectivity with just 3/4 mile proximity to Interstate 40, providing excellent regional access and commuter connectivity
- + Positioned to benefit from significant population growth and ongoing residential expansion in one of Middle Tennessee's most sought-after submarkets
- + Ideal site for retail, pad-site development, office, or mixed-use development



## AREA DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
POPULATION	4,093	32,812	75,897
POPULATION GROWTH (5YR)	2.6%	3.0%	2.1%
HOUSEHOLDS	1,722	12,841	28,894
AVG. HH INCOME	\$122 K	\$169 K	\$152 K
MEDIAN AGE	35.5	38.1	38.6

# CONCEPTUAL

## SITE PLAN

### MIX-USE TWO-BUILDING PLAN



**CONCEPTUAL  
SITE PLAN**  
MULTI-BUILDING OFFICE PARK





# MT JULIET

## WILSON COUNTY

Mt Juliet and Wilson County are consistently ranked among the fastest growing cities and counties in Tennessee. Mt Juliet has experienced a 76% growth since 2010, and now has a population of nearly 45,700.

This highly desirable suburb provides residents with quick access to Nashville and the surrounding market, as well as nearby major employers, prestigious universities, world-class medical facilities, and notable attractions and amenities.

**Ranked in Top 50 Best Places to Live** (*Money Magazine, 2020*)

**Major Employers** including Amazon, Under Armour, & Chewy

**Ranked 2nd Fastest Growing County in Tennessee** (2025)

**Top 20% Best Suburbs to Live in America** (*Niche.com, 2025*)

**Among the Lowest City Property Tax rates in Tennessee**





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LOWE'S

LONGHORN STEAKHOUSE

Calver's

GODDARD SCHOOL

at home

Academy SPORTS+OUTDOORS

Walmart

WEST WILSON MIDDLE SCHOOL

N. MT. JULIET ROAD - 23,597 VPD

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