

1.31 ACRE GROUND LEASE OPPORTUNITY

2323 N Mount Juliet Road, Mount Juliet, TN 37122

Limited Build-to-Suit Availability



E Caldwell St

Industrial Dr

N Mount Juliet Rd



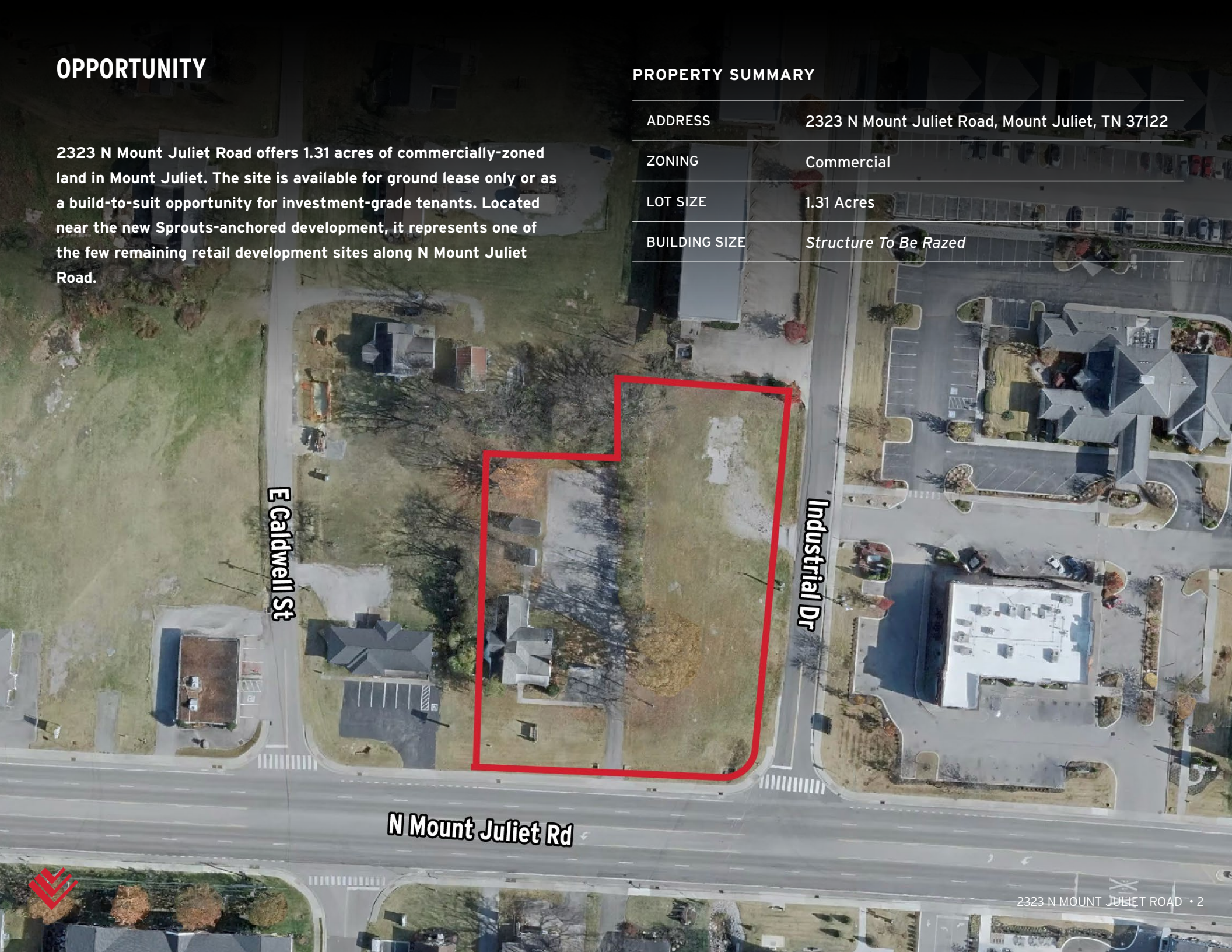
SOUTHEAST VENTURE

OPPORTUNITY

2323 N Mount Juliet Road offers 1.31 acres of commercially-zoned land in Mount Juliet. The site is available for ground lease only or as a build-to-suit opportunity for investment-grade tenants. Located near the new Sprouts-anchored development, it represents one of the few remaining retail development sites along N Mount Juliet Road.

PROPERTY SUMMARY

ADDRESS	2323 N Mount Juliet Road, Mount Juliet, TN 37122
ZONING	Commercial
LOT SIZE	1.31 Acres
BUILDING SIZE	Structure To Be Razed



POINTS OF INTEREST



Industrial Dr

N Mount Juliet Rd

E Caldwell St



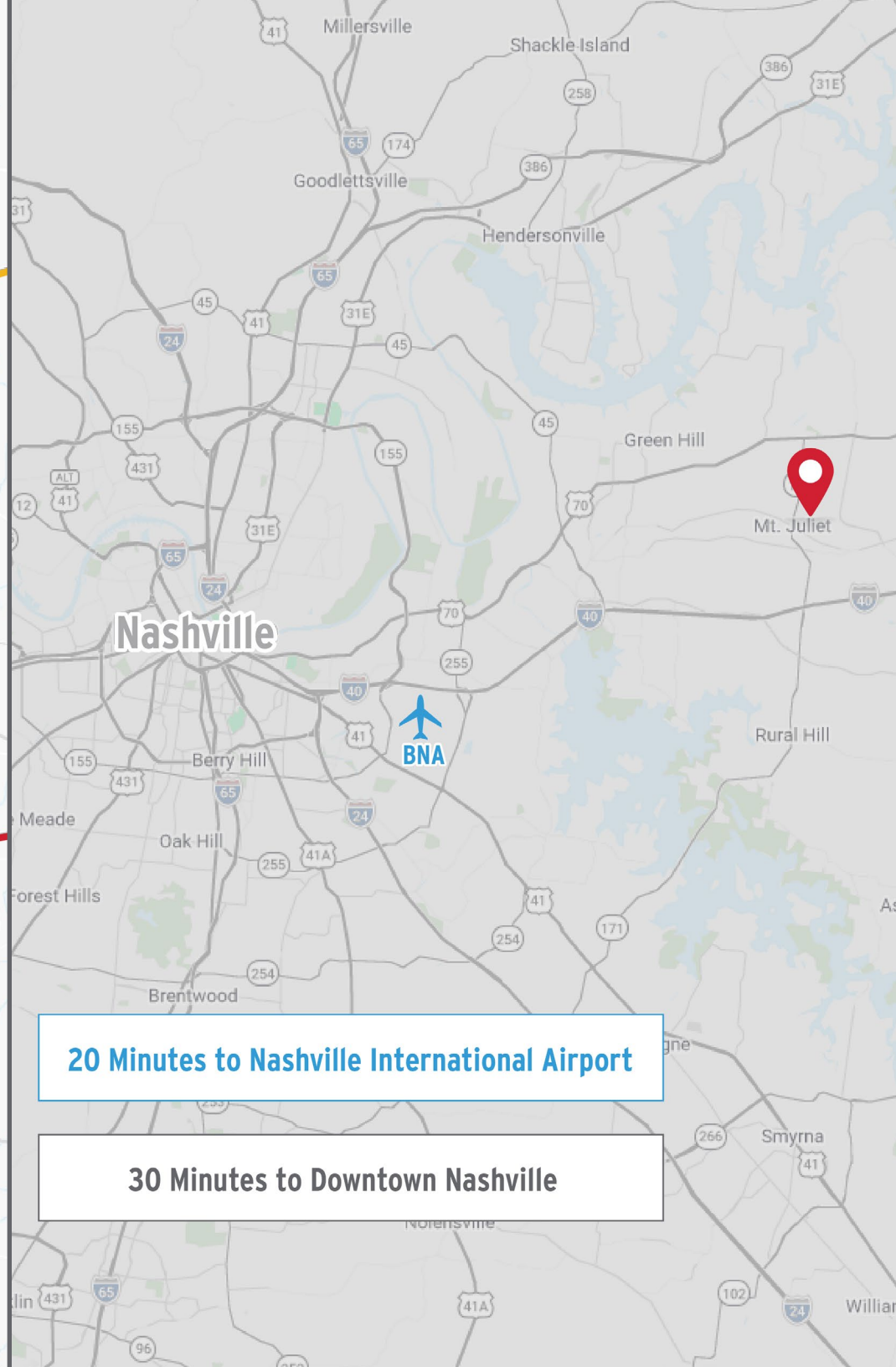
DEMOGRAPHICS

Positioned along N. Mt. Juliet Road, the property benefits from one of Middle Tennessee's fastest-growing markets. More than 39,000 residents and 38,000 daytime employees are located within three miles, supported by average household incomes exceeding \$126,000. Continued residential growth, nearby schools and civic destinations, and a strong local employment base create sustained demand for future commercial development.

	1 MILE	3 MILES	5 MILE
2025 POPULATION	6,800	39,000	84,000
AVG HOUSEHOLD INCOME	\$130,000	\$141,600	\$120,000
DAYTIME POPULATION	8,500	38,000	78,000
PROJECTED ANNUAL GROWTH	2.5%+	2.5%+	2.0%+
ESTIMATED HOUSEHOLDS	2,400	13,900	30,000



ACCESS & LOCATION



PHOTOS



FOR MORE INFORMATION CONTACT

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