

12800 LEBANON RD | MT. JULIET, TN 37122

▷ 2,741 – 4,826 SF ▷ Mt. Juliet / Lebanon Road | Class A Mixed-Use

STRIDE
COMMERCIAL

Green Hill Landing

OFFICE FOR LEASE // MT. JULIET / LEBANON ROAD // MT. JULIET, TN 37122

Building Snapshot

12800 LEBANON RD | MT. JULIET, TN 37122

Building Name	: Green Hill Landing
Address	: 12800 Lebanon Rd, Mt. Juliet, TN 37122
Total Building SF	: 21,760 SF (two stories)
Available SF	: 2,741–4,826 SF — second floor (divisible)
Floor / Level	: Second floor — elevator access
Lease Rate	: Contact Broker
Availability	: Available Now
Parking	: Ample surface parking available on-site;
Elevator	: Yes — elevator access to second floor
Signage	: Monument sign at street; lobby directional signage, and entryway signage at suite
Condition	: Warm shell/vanilla box



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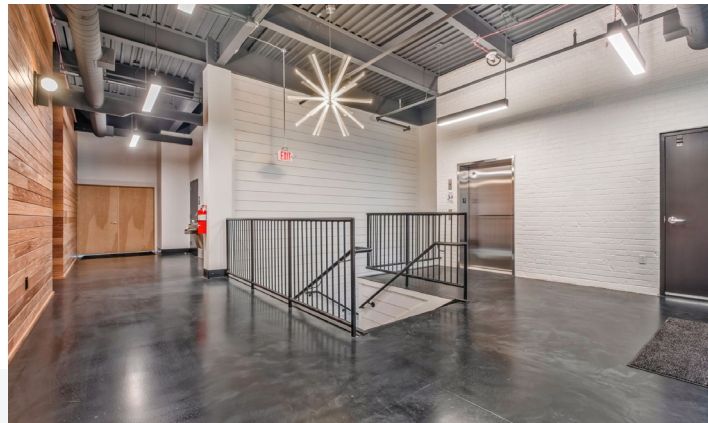
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Executive Summary

OPPORTUNITY

Positioned in Wilson County's premier growth corridor, Green Hill Landing offers an exceptional Class A address in the thriving Nashville metro area. This modern, elevator-served mixed-use development features customizable second-floor office suites tailored for medical practices, wellness providers, and professional services. Office tenants benefit from immediate synergy with an established ground-floor retail mix, including Salvo's Pizza, Sanika's Indian Cuisine, NOIRE Nail Bar, Schell Smiles Pediatric Dentistry, and Wash N' Roll. It is the ideal destination for firms looking to join a vibrant business community in a rapidly expanding market.



HIGHLIGHTS

- 2,741–4,826 SF Class A second-floor office suites — divisible or combinable, available now
- Elevator access — ADA-compliant second-floor office in a modern mixed-use building
- ~27,000 VPD on Lebanon Road — strong drive-by visibility and traffic for professional services
- Avg HHI \$147,000+ within 5-mile radius — high-income, service-oriented trade area
- Established ground-floor co-tenancy: Salvo's Pizza, Sanika's, NOIRE Nail Bar, Wash N' Roll, Schell Smiles Pediatric Dentistry
- WaWa coming soon nearby — additional traffic generator
- Mt. Juliet / Lebanon Road corridor — one of Nashville's fastest-growing submarkets
- Competitive for Class A Wilson County office

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About the Space

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AVAILABLE SPACE

- Green Hill Landing — Second Floor
- 2,741-4,826 SF
- 4,826 SF — combined (both suites)
- Divisible — lease one or both suites
- **Available:** Now

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SPACE FEATURES

- Second floor — elevator access
- **Condition:** warm shell/vanilla box
- **Parking:** ample surface lot parking available
- **Signage:** monument sign at street; lobby directional signage, and entryway signage at suite
- Class A mixed-use building — modern construction



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Floor Plan

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Neighborhoods & New Construction



Green Hill Landing sits inside one of Wilson County's fastest-growing residential corridors. Established neighborhoods and active new-home construction ring the property along Lebanon Road and N. Mt. Juliet Road, adding rooftops and daytime population within minutes of the building — a growing base of residents and future office/service demand directly at the doorstep.

★ Green Hill Landing at 12800 Lebanon Rd

- 1. Nichols Vale** — master-planned single-family & townhome community directly on Lebanon Rd; builders include Beazer Homes, Goodall Homes, Ryan Homes, and Smith Douglas Homes.
- 2. Greenhill Estates** — established single-family neighborhood in the Green Hill area.
- 3. Green Valley** — established single-family neighborhood in the Green Hill area.
- 4. Hearthstone** — single-family neighborhood near Green Hill High School.
- 5. Sherry Acres / Sunset Point / Windtree Trace** — single-family neighborhoods near Green Hill High School.
- 6. Bradshaw Farms** — 561-home Beazer Homes community cited in the property's own trade-area profile.
- 7. Murray Hill Apartments** — 360-unit apartment community (formerly Northtown Gardens) at N. Mt. Juliet Rd & Lebanon Rd.
- 8. McFarland** — mixed-use development off Old Lebanon Dirt Rd: 175 single-family homes, 184 townhomes, 300 apartments, 35,000 SF commercial. Phase 1 single-family homes delivering Q1 2026 — the clearest “newly permitted / going up now” example in the trade area.

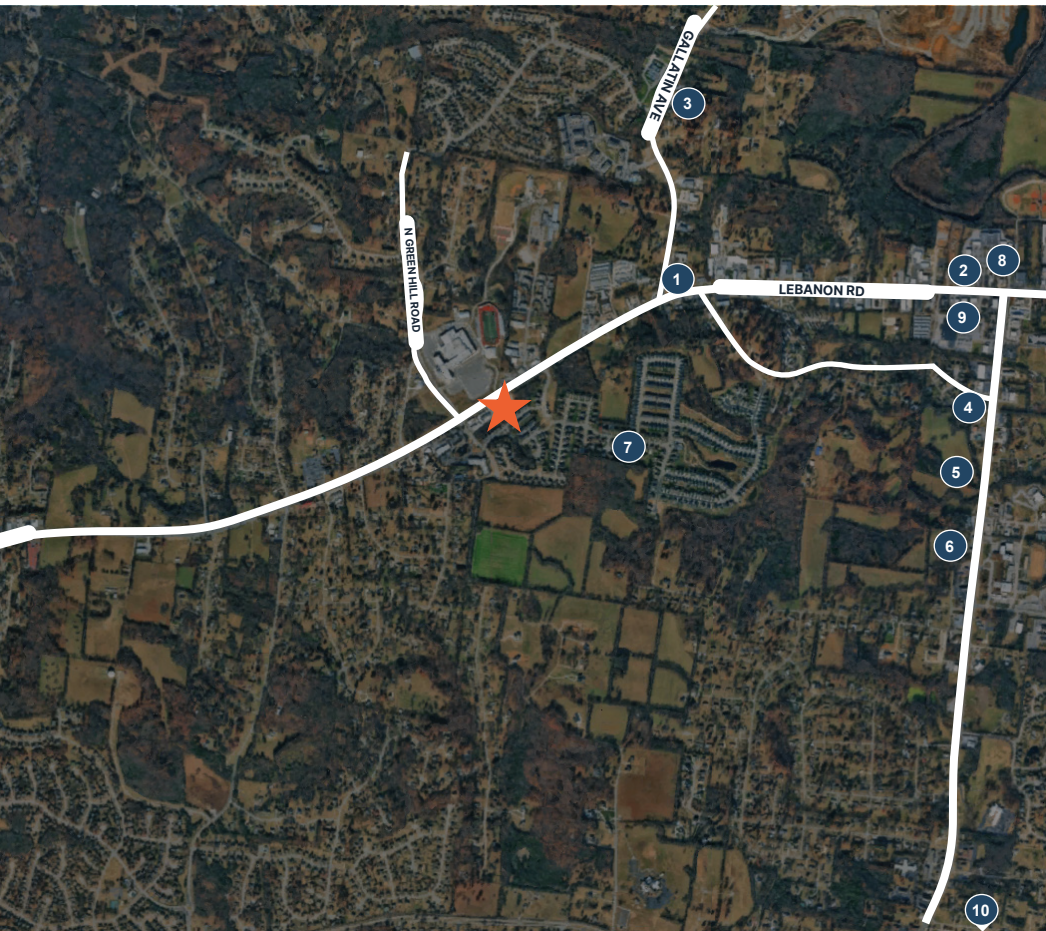
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Nearby Retail & Amenities



★ Green Hill Landing at 12800 Lebanon Rd

1. Hillside Hangout
2. 7 Brew Coffee
3. Cinco De Mayo
4. The 5 Spot
5. Barrel House Restaurant and Bar
6. Billie Goat Coffee Cafe

7. Mt. Juliet Donut Shop
8. Mt. Juliet Village
 - Starbucks
 - Publix
 - McDonalds
 - Chipotle
 - Burn Bootcamp
9. Kroger
10. Providence Marketplace

DRIVE TIMES & ACCESS

I-40 (Lebanon Rd interchange)	~1 mile / ~2 min
Downtown Mt. Juliet / Providence	~2 miles / ~5 min east on Lebanon Rd
Nashville (Downtown)	~20 miles / ~25 min via I-40 W
BNA Nashville Int'l Airport	~15 miles / ~20 min via I-40 W
Smyrna / Murfreesboro	~20 miles / ~25 min via I-40 / US-70
Gallatin / Hendersonville	~15 miles / ~20 min via US-70 N
Percy Priest Lake Recreation Area	~3 miles west on Lebanon Rd

ACCESS HIGHLIGHTS

- ~1 mile to I-40 interchange — direct connectivity east to Mt. Juliet and west to Nashville
- ~27,000 VPD on Lebanon Road — strong drive-by visibility for professional office uses
- Surface parking on-site (confirm ratio with owner)
- Elevator access — second-floor suites fully accessible
- Lebanon Road corridor — Mt. Juliet's primary commercial spine connecting I-40 to downtown Providence

TRAFFIC COUNTS

ROAD	AADT 2024 (Vehicles per Day)
Lebanon Road / US-70 (at property)	~27,000 VPD (per intake)

Source: Lebanon Rd VPD per intake data.

MARKET DEMOGRAPHICS — 5-MILE RADIUS

\$147,000+ MEDIAN HH INCOME	~27,000 VPD LEBANON ROAD TRAFFIC	91,755 TOTAL POPULATION
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Source: Intake data (HHI, VPD). Population: U.S. Census Bureau ACS 5-Year Estimates, 5-mile radius from 12800 Lebanon Rd.

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Amenities & Neighborhood



ABOUT MT. JULIET — LEBANON ROAD CORRIDOR

Mt. Juliet is Wilson County's fastest-growing city and one of the most sought-after suburban office markets in the Nashville metro, driven by exceptional residential growth, high household incomes (avg \$147,000+ within 5 miles), and a retail and dining corridor along Lebanon Road that continues to attract Class A operators. Green Hill Landing sits on Lebanon Road between the I-40 interchange and the Providence Marketplace district — the heart of Mt. Juliet's commercial activity. The submarket draws professional services, healthcare, and financial firms seeking high-income clientele in a modern, suburban environment with easy access to downtown Nashville and the Nashville airport.

GREEN HILL LANDING — GROUND-FLOOR CO-TENANTS

- Salvo's Pizza — popular neighborhood pizzeria (ground floor)
- Sanika's Indian Cuisine — Indian restaurant (ground floor)
- NOIRE Nail Bar — nail salon and beauty services (ground floor)
- Wash N' Roll — laundry / laundromat (ground floor)
- Schell Smiles Pediatric Dentistry — dental services (ground floor)
- WaWa — coming soon nearby (gas station / convenience / food)

NEARBY AMENITIES

- Providence Marketplace — Costco, Target, Publix, Lowe's, restaurants (~2 mi E)
- Mt. Juliet Commons — additional retail and dining corridor (~2 mi E)
- I-40 interchange — Lebanon Rd exit (~1 mi W)
- Percy Priest Lake — recreation and waterfront (~3 mi W)
- BNA Nashville Int'l Airport — ~15 miles / ~20 min via I-40 W

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Green Hill Landing

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