

FOR SALE/LEASE

Mt. Juliet Road @ Division Street

Mt. Juliet, Tennessee

Medical Office

- 40,000sf - Two Story Medical Office Building (broke ground 7/11)
- Only 5,000sf left all on the first floor
- Flexible Floor Plans and Tenant Improvement Packages
- Walk Up entrances for first floor tenants
- Estimated Delivery Date of 2nd Quarter 2012

Retail

- Outparcels Available for Sale - ideal for pharmacy or restaurant
- Within 2 miles of the heart of Mt Juliet's retail district;
Wal-Mart, Lowes, Target, Old Navy, JC Penney & restaurants
- Close proximity to I-40 and SR 840 and Hwy 70/Lebanon Road



Mt. Juliet TownCenter

A mixed use of
project of retail,
medical & general
office located in
Mt. Juliet, TN

Adjacent to the
Music City Star
commuter rail
station

For more information, contact:

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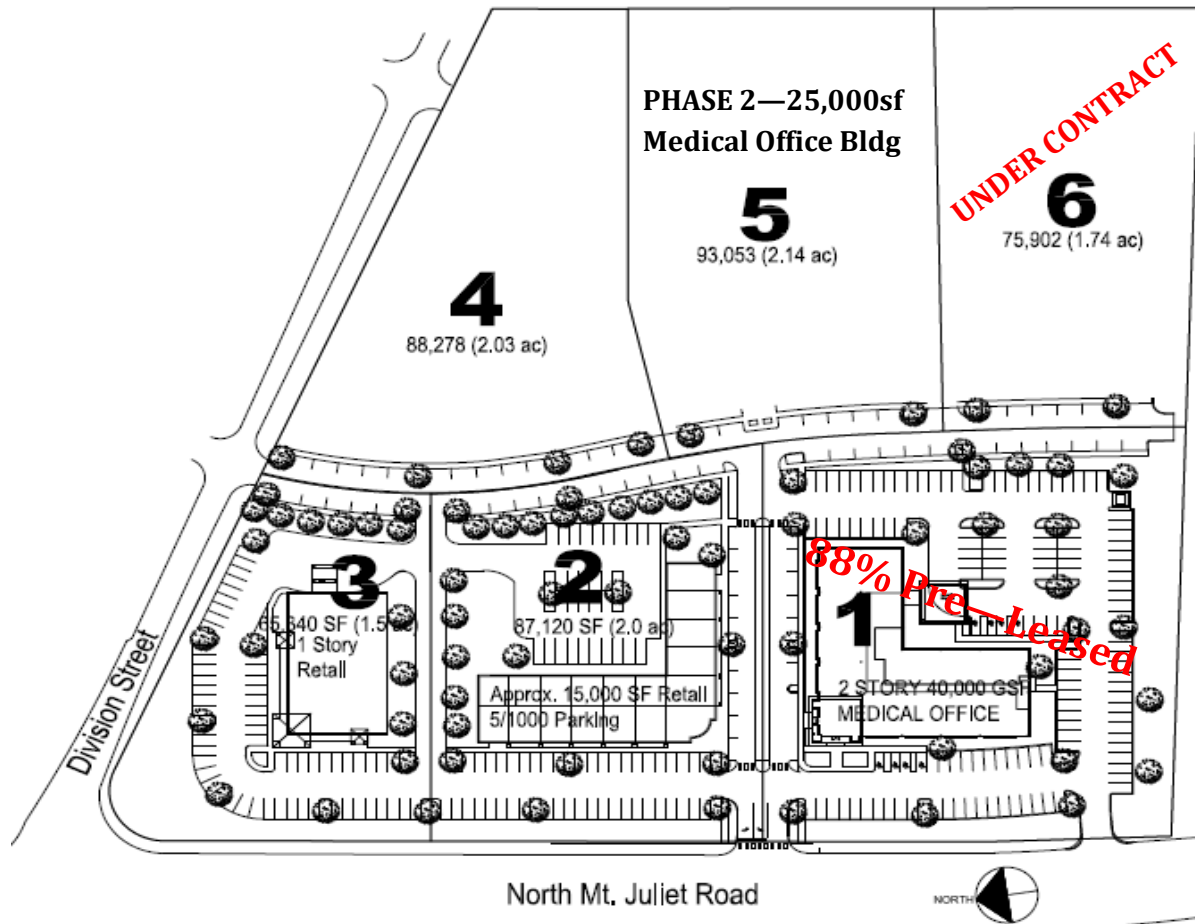
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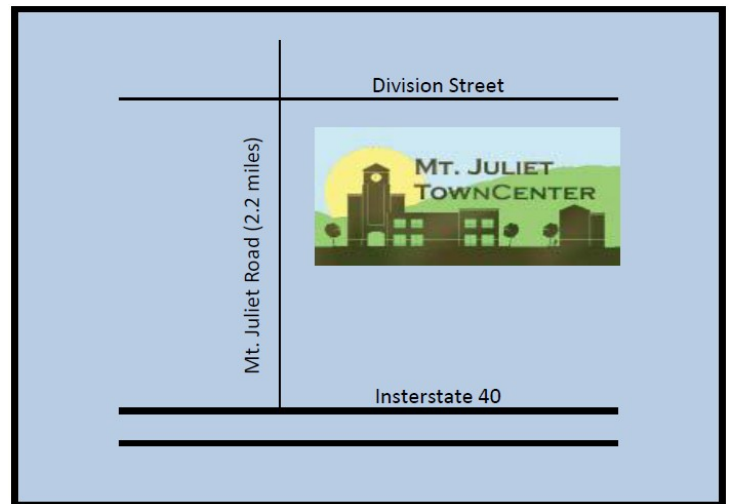


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Other Quick Facts

- Mt. Juliet city limits boasts a population close to 30,000 (2010).
- Wilson County is one of the top 5 most affluent counties in TN and 2nd highest median income in the State.
- For the fifth year in a row, Mt. Juliet was again named as one of Tennessee's top 5 "Most Business Friendly Cities" and in 2011 was ranked **NUMBER 1!**



| Demographics (2010) | 1mi | 3mi | 5mi |
|------------------------------|----------|--------------------|----------|
| Population | 2,532 | 23,625 | 66,748 |
| Avg HH Income | \$82,594 | \$84,715 | \$80,570 |
| 2015 Projection - Population | | 27,235 (2.88%) | |
| Average Daily Traffic Count | | 19,075 (TDOT 2008) | |

