

# Outparcel Available

## South Mt. Juliet Road

Mt Juliet, Tennessee 37122

- 1.45 Acre Outparcel for Sale or Lease
- \$1.3 Million Sales Price
- \$80,000/year Ground Lease
- Last out-parcel available on South Mt Juliet Rd across from Providence
- Frontage on South Mt Juliet Road across from Publix
- Just south of Providence Marketplace and Interstate 40
- Newly Constructed 22,300+/-sf Retail Strip Center and 35,000sf Medical Office Building located next to site,
- Signalized traffic light at main entrance
- Regional shopping corridor pulls from up to 20 miles away

## Graves Crossings

22,300sf Retail  
Strip Center,  
35,000sf Medical  
Office Building and  
Outparcels  
Located in  
Mt Juliet TN

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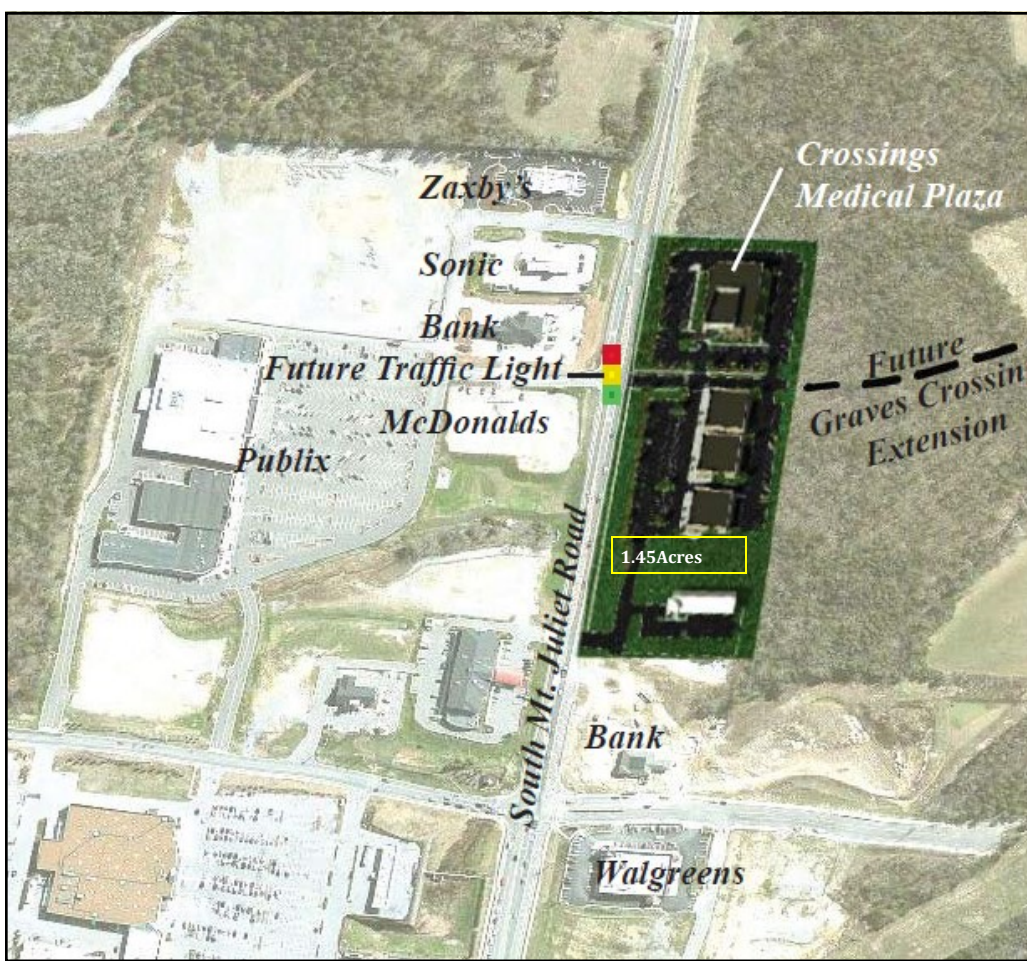


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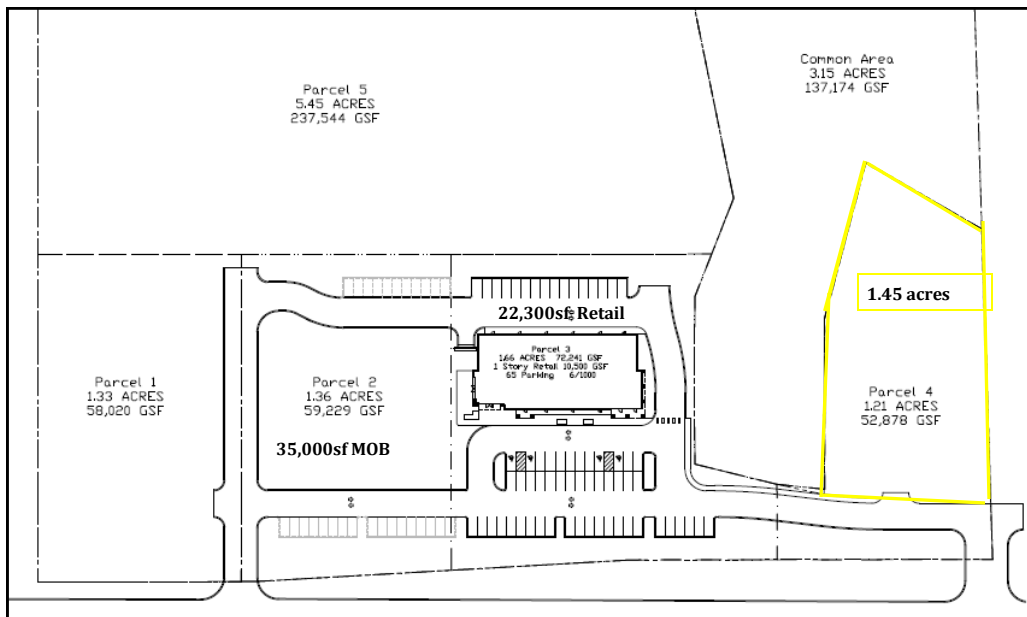
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630 S Mt Juliet Road  
Mt Juliet, TN



Other Providence  
Tenants Include:

- Publix
- Target
- Kroger
- Walgreens
- Belk
- Books A Million
- Best Buy
- Old Navy
- JC Penney



### 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



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