



**1097 Weston Drive**

Mt. Juliet, TN 37122

- Offering Memorandum -



*Photo of building prior to new paint and roof.*

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## EXECUTIVE SUMMARY

Colliers International is pleased to present for sale 1097 Weston Drive, Mt. Juliet, TN (“the property” or “the site”), a 10,500-square-foot building situated on an excellent corner lot that fronts N. Mt. Juliet Road. Due to its short distance to downtown Nashville and direct interstate access, Mt. Juliet has become one of the fastest growing areas of Tennessee, and Wilson County ranks as one of the top 5 most affluent counties in the state with the second highest median income. The property is currently 100% leased with solid, strong long-term medical tenants in place and rental rates below market, which offers an opportunity to increase market rental rates in the future. The 2.25-acre site provides an attractive possibility for continued use as office space or the option for the future development of a three-story or higher building.

Asking Price	\$3,600,000
Year 1 Proforma NOI	\$166,000
Number of Tenants	6
Occupancy	100%
Reimbursements	NNN
Building Size	10,500 SF
Land Size	2.25 AC

The Weston Drive positioning offers many advantages to its occupants.

- 17 miles east of downtown Nashville
- Located between two major national east-west routes, Interstate 40 and US 70
- Close proximity to many regional shopping centers
- Mt. Juliet employs over 18 thousand people
- Healthcare and Social Assistance make up the largest industries in the area
- The area experienced a 23.4% population growth between 2010-2018
- Strong average household incomes in excess of \$158,000 within Mt. Juliet
- Projected population growth of 2.9% in Mt. Juliet by 2030.

# PROPERTY OVERVIEW

## LOCATION



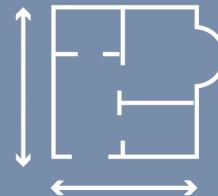
**1097 Weston Dr.**  
Mt. Juliet, TN



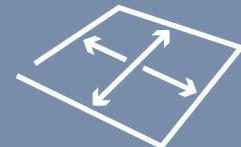
**CTC**  
Zoning



**095077 02802**  
Parcel Number



**10,500**  
Total SF



**2.25**  
Acres



**1988**  
Year Built



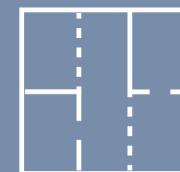
**3.63 per 1,000**  
Parking Ratio



**Excellent**  
Location



**NEW**  
Roof, Paint & HVAC

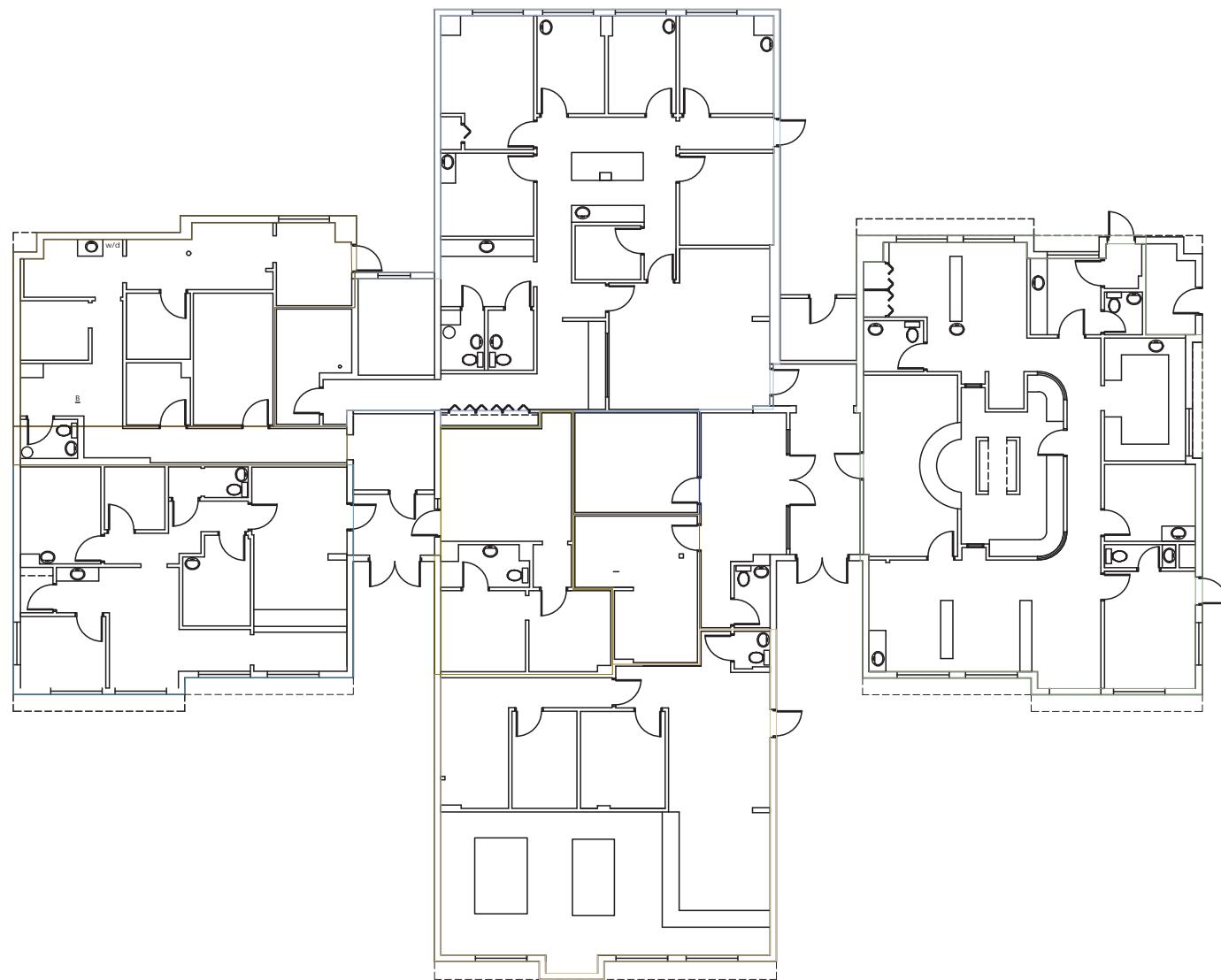


**Multi Tenant**  
Medical Offices



**100%**  
Occupied

# FLOORPLAN



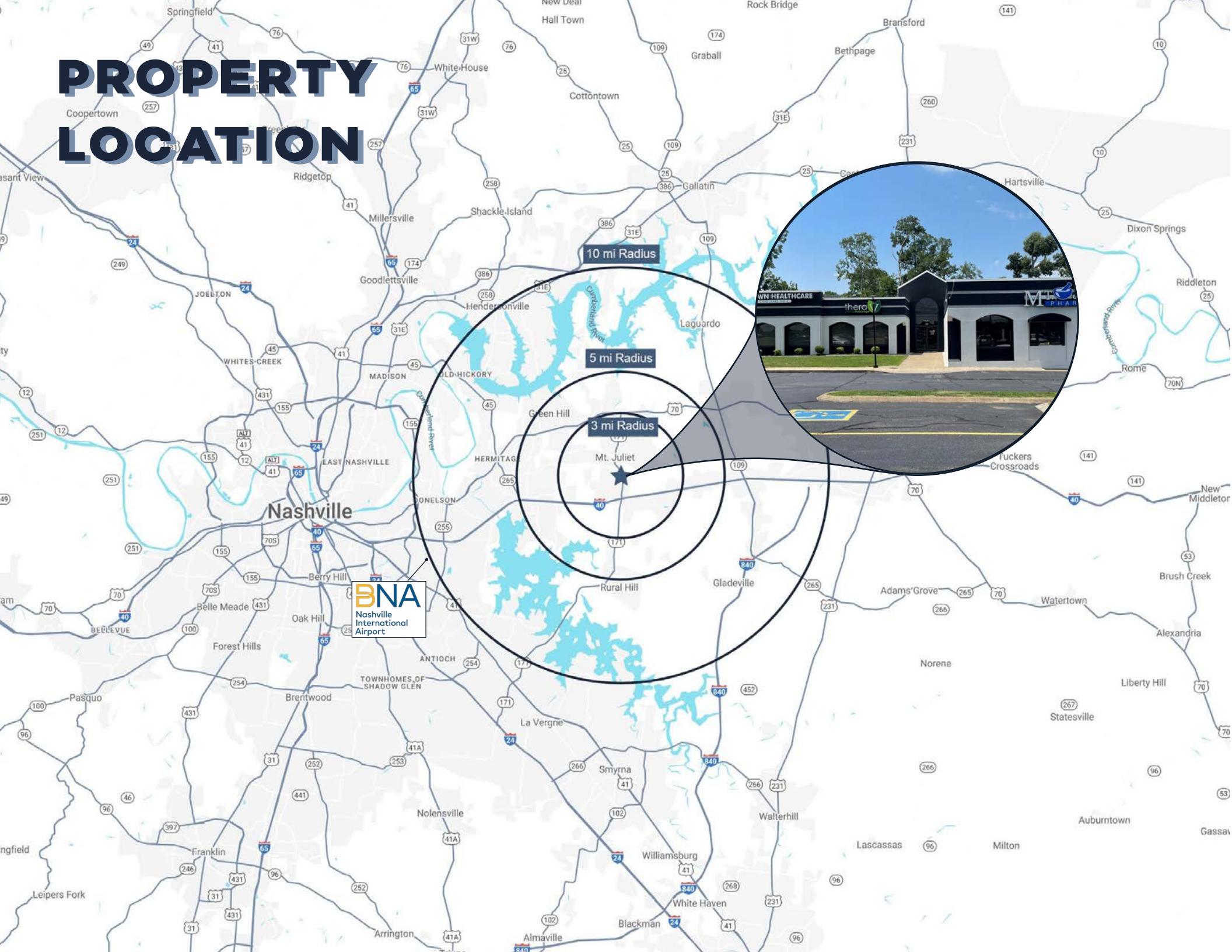
**MIDTOWN HEALTHCARE**

CHAD JAMES FNP-C

thera   
family massage

 **MT. JULIET**  
PHARMACY

# PROPERTY LOCATION



# AREA AMENITIES



Subject property

1	Lowe's Home Improvement
2	Walmart
3	Academy Sports + Outdoors
4	IHop
5	Panda Express
6	At Home
7	Culver's
8	LongHorn Steakhouse
9	Cheddar's Scratch Kitchen
10	Aldi
11	Big Bad Wolf Smokehouse Grill
12	McDonald's
13	Hobby Lobby
14	Jason's Deli
15	Ashley Home Furniture

16	Target
17	TJ Maxx & Home Goods
18	Old Navy
19	Ross Dress for Less
20	JC Penney
21	PetSmart
22	Regal Cinemas
23	Kroger
24	Chick Fil A
25	Panera Bread
26	Belk
27	Best Buy
28	Martin's BBQ Joint
29	Walgreens



# MT. JULIET TENNESSEE Market Area Overview

## Mt Juliet – and Wilson County – are rapidly growing in residential, commercial & industrial development

Mt Juliet and Wilson County consistently rank among the fastest growing cities and counties in Tennessee. Mt Juliet, which has experienced a 90 percent growth since 2010, with a current estimated population of over 45,000. 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.

Notably, Mt. Juliet has seen the arrival of national brands like Texas Roadhouse, Tim Horton's, and Keke's Breakfast Cafe. Additionally, a developer has proposed changes to a commercial development plan along Lebanon Road, aiming to enhance the area's commercial appeal. Wilson County's strategic location, combined with its proactive economic development initiatives, positions it as a prime destination for commercial investment.

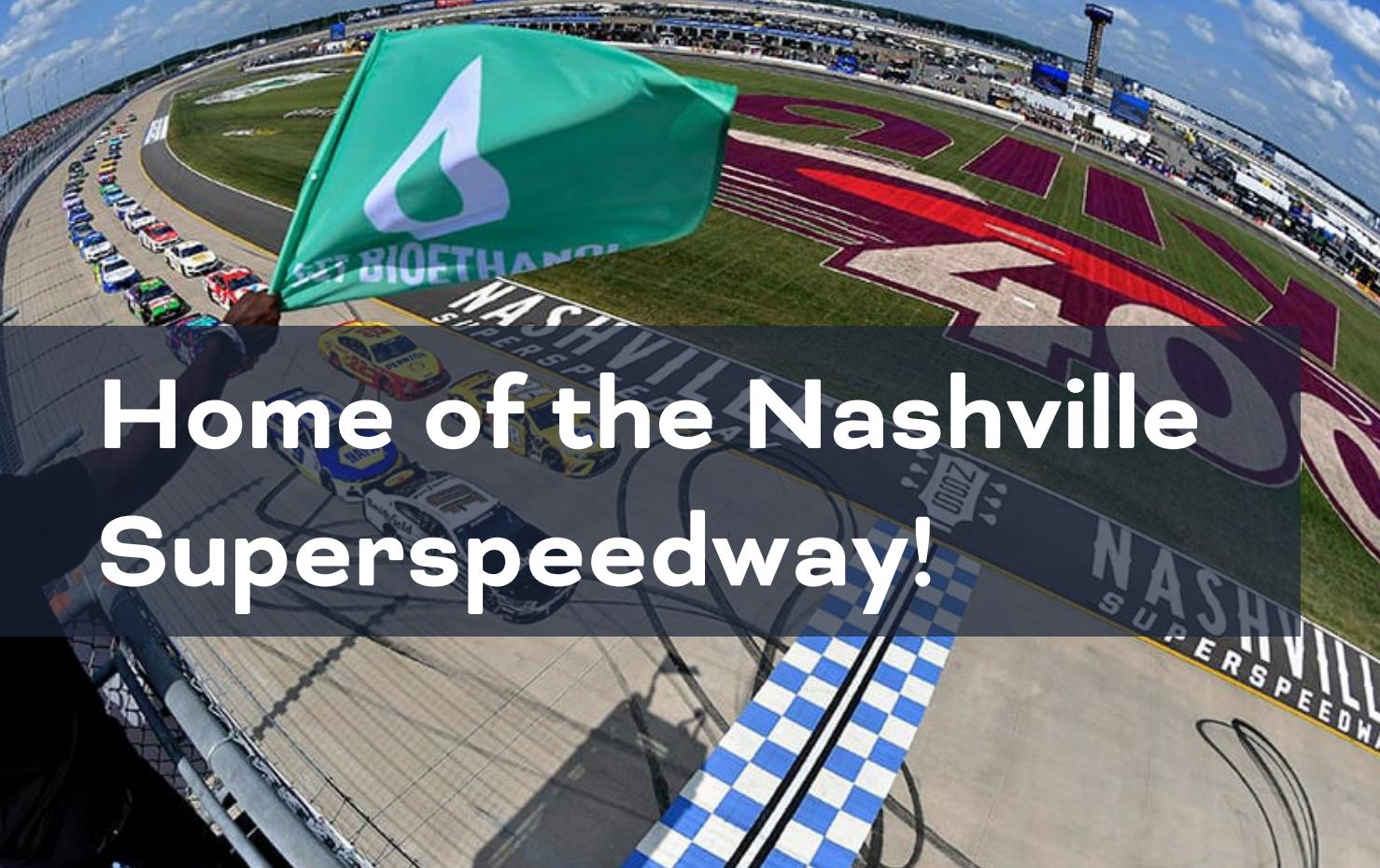
- Ranked #2 "Highest-Earning Counties in Tennessee" (Stacker, 2022)
- Ranked #4 "Most Business-Friendly city in Tennessee" (Money Magazine, 2020)
- Mt Juliet's Providence Marketplace is currently the largest shopping center between Nashville and Knoxville

### **Mt Juliet 2025 Demographics**

Projected 5-year population growth: 2.9%  
Median household income: \$114,206  
Workforce: 35,741  
Unemployment rate: 2.4%  
Household retail expenditure: \$1.05 B  
4-year degree or better: 57.2%

**Providence Marketplace** | 835,293 SF regional "omnicenter"





# Home of the Nashville Superspeedway!

#22 Best Place to Live in the U.S.  
(Money.com, 2020)

2<sup>nd</sup> wealthiest county  
in Tennessee

- **170,494** population  
(49% growth from 2010)
- **14.6%** projected population  
growth in next 5 years
- **135,779** labor force
- **\$100,737** median HH income
- **46.8%** assoc. degree or higher
- **2.1%** unemployment rate
- **26,528** subdivision/apt units  
approved/under construction/  
proposed (Oct.2025)



#### Major employers:

CEVA Logistics: 625  
Performance Food Group: 646  
Amazon - Mt. Juliet: 1,000+  
Vanderbilt Wilson County Hospital: 600

Cracker Barrel: 820

Manheim Nashville: 425

Genco ATC: 500

Genesco: 400

Under Armour: 1,500

## Recent Economic Development

- JAN 2024: NewBasis invests \$6.3 million and opens new manufacturing facility in Lebanon bringing 250 new jobs
- MAY 2023: Chewy fulfillment center in Mt. Juliet started shipping packages from their new facility (planned to have up to 1,200 employees)
- FEB 2023: Webstaurant Store invested over \$103 million for a new distribution center in Lebanon to meet increasing demand adding 225 new jobs
- AUG 2022: Thermo Fisher Scientific opened it's largest single-use technology manfacturing facility in Lebanon
- NOV 2021: Amazon leased 610,000 SF in Mt Juliet for another distribution facility
- OCT 2021: REI announced plans to build a state-of-the-art, 450,000 SF distribution facility in Lebanon with 288 full-time jobs
- JULY 2021: Amazon's next-generation distribution hub in Mt Juliet opens with 3.52M SF of distribution space, 80K SF office space and up to 3,000 new jobs

# NEW DEVELOPMENT

## Mt. Juliet, TN

### Subdivisions

- 1. Unnamed Lebanon Rd Development 93 Lots, 0% built out
- 2. Devonshire 68 Lots, 100% built out
- 3. Canebrake at Hickory Hills 276 Lots, 9% built out
- 4. Greenhill Estates 18 Lots, 100% build out
- 5. Elliot Reserve 64 Lots, 0% built out
- 6. Paddock Place 136 Lots, 54% built out
- 7. Windtree Trace 40 Lots, 0% built out
- 8. Windtree Pines 423 Lot, 27% built out
- 9. Yorkshire Estates 80 Lots, 0% built out
- 10. Willow Landing 212 Lots, 22% built out
- 11. Benders Cove 47 Lots, 0% built out
- 12. Silver Springs 248 lots, 67% built out
- 13. Mira Bella 434 lots, 0% built out
- 14. Tomlinson Pointe 192 lots, 44% built out
- 15. Stonehollow 519 lots, 60% built out
- 16. Tuscan Gardens 369 lots, 67% built out
- 17. Bradshaw Farms 636 lots, 10% built out
- 18. Lynwood Station 332 lots, 21% built out
- 19. McFarland Town Center 674 lots, 0% built out
- 20. Beckwith Road Site 103 lots, 0% built out
- 21. Waltons Grove 446 lots, 70% built out
- 22. Bershire Ridge 150 lots, 42% built out
- 23. Sharpes Crossing 61 lots, 80% built out
- 24. Hawthorne Valley 198 lots, 22% built out
- 25. Hamilton Hill 457 lots, 0% built out
- 26. Cook Road Site 242 lots, 0% built out
- 27. Windover 453 lots, 0% built out
- 28. Autumn Breeze 50 lots, 24% built out
- 29. Catelonia 46 lots, 41% built out
- 30. Cassa 144 lots, 68% built out
- 31. Stewarts Landing 40 lots, 100% built out



# AREA DEMOS



2025  
Population  
**2,698**  
(1 mile)

**36,980**  
(3 miles)

**78,930**  
(5 miles)

Daytime  
Population

**6,021**  
(1 mile)

**38,040**  
(3 miles)

**67,660**  
(5 miles)

Project  
Population 2030  
**3,093**  
(1 mile)

**42,448**  
(3 miles)

**86,491**  
(5 miles)



2025  
Average HH Income  
**\$167,776**  
(1 mile)

**\$164,753**  
(3 miles)

**\$147,701**  
(5 miles)

**2,849**  
Total businesses within  
5 mile radius

**18,253**  
Labor Force within  
5 mile radius

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Mt. Juliet, TN 37122

## - Offering Memorandum -

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