

MEDICAL OFFICE SPACE FOR LEASE

Providence Medical Pavilion

5002 CROSSINGS CIRCLE | MT JULIET, TN



Property Overview

51,076 SF

3 Story Medical Office Building

Location

Well-located directly off of I-40 and Mt. Juliet Rd.

Parking

Free staff and patient parking with covered drop-off area.

Building

- Ambulatory surgery center and imaging services on-site
- Updated common areas

Availabilities

300 | +/- 1,300–5,800 SF

310 | 1,880 SF

*Able to be combined
for a total of 7,680 SF*

PROPERTY PAGE



Area Map



Providence Pavilion sits adjacent to Providence Marketplace and Commons, providing abundant dining and retail destinations.

Providence Marketplace

American Eagle Outfitters	Kirkland's
AT&T	LensCrafters
Bath & Body Works	Lizard Thicket
Belk	Lovesac
Best Buy	Massage Envy
BLUSH Boot Camp	Men's Warehouse
Books-A-Million	Old Navy
Castle Dental	Panera Bread
Chico's	PetSmart
Claire's Boutiques	Rack Room Shoes
Cori's Dog House	Red Robin
Crumbl Cookies	Regal Providence 14
Dazzle Nail Bar	Ross Dress for Less
Dick's Sporting Goods	Salsarita's Fresh Cantina
European Wax Center	Sephora
Fantastic Sams	SOMA
Fayzano's Pizza	Staples
Ferguson	Sun Tan City
Fulin's Asian Cuisine	Talbots
GNC	Thai Samurai
Häagen-Dazs	The Good Feet Store
Hawaii Fluid Art	The Joint Chiropractic
J.Jill	The UPS Store
JCPenney	TJ Maxx
Joann	Verizon Wireless
Journeys	Yankee Candle
Kay Jewelers	

Providence Commons

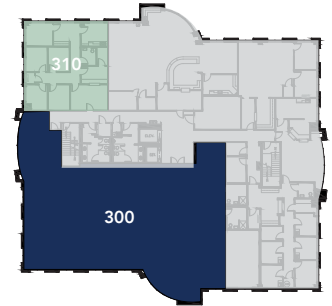
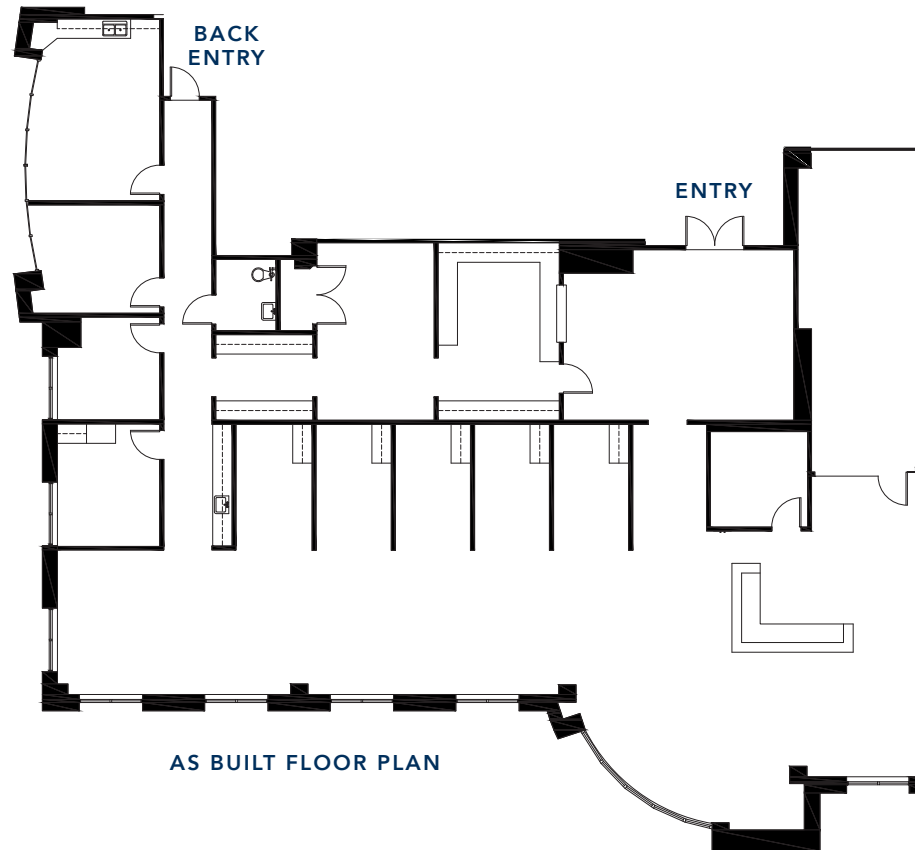
615Powerhouse	MoriMori
Anytime Fitness	Pride Cleaners
Farm Bureau Insurance	Publix Super Market
FedEx ShipCenter	Southeastern Dental Group
Five Below	Subway
Mimi Nails Mount Juliet	Veda Salon

Suite 300

+/- 5,800 SF

- Divisible and customizable into three suites starting at ~1,300 SF
- Currently built out as a physical therapy office
 - Break room
 - Nurses station
 - In suite restroom
 - Second entry
- Able to be combined with Suite 310 for a total of 7,680 SF

[VIRTUAL TOUR](#)

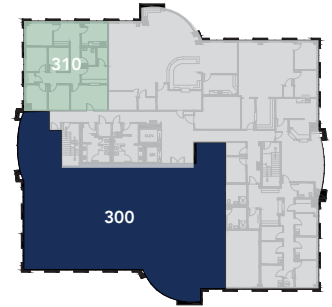


THIRD FLOOR
AVAILABILITY

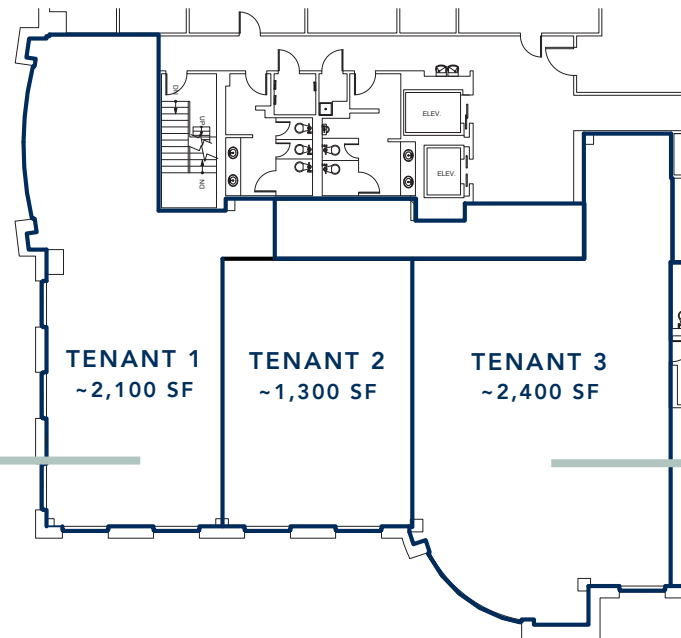
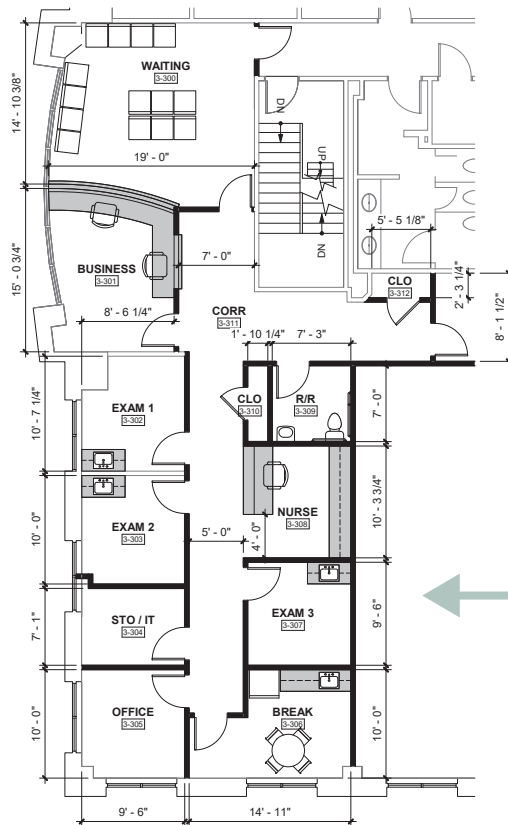
Suite 300

CONCEPTUAL DEMISING PLANS

- Customization opportunity
- Divisible into three suites starting at ~1,300 SF



THIRD FLOOR AVAILABILITY

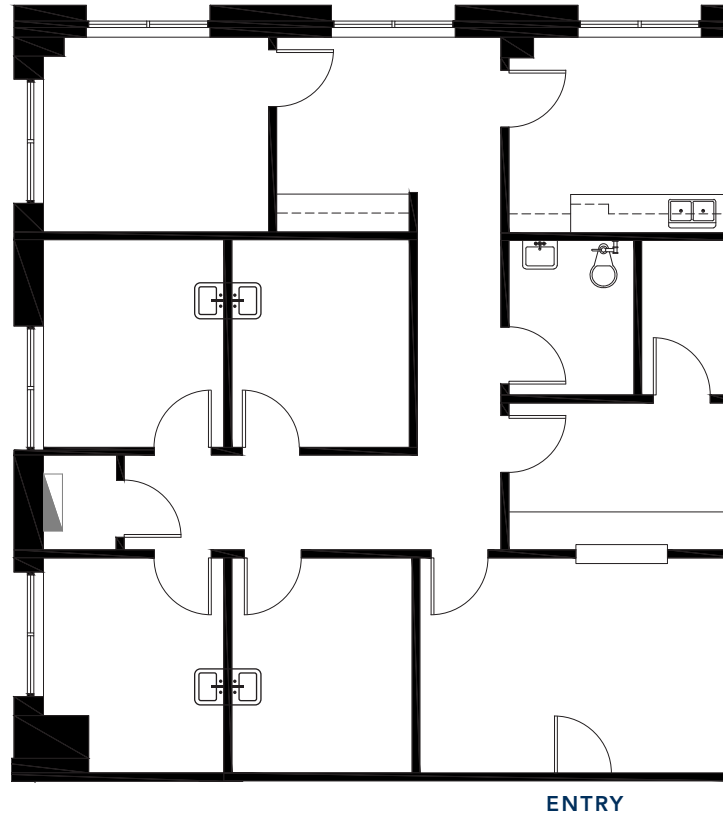


Suite 310

1,880 SF

- Able to be combined with Suite 300 for a total of 7,680 SF
 - 4 exam rooms
 - 1 office
 - Waiting/reception
 - Break room
 - In-suite restroom
 - Storage

[VIRTUAL TOUR](#)



**THIRD FLOOR
AVAILABILITY**

Demographics & Tenant Mix

	1 MILE	3 MILES	5 MILES
2023 Population	8,339	29,390	74,702
2028 Population Projection	9,215	32,289	79,620
Historical Population Growth (2010-2023)	101%	85%	40%
Avg Household Income	\$109,299	\$113,477	\$111,996

INSURANCE MIX (5 MILES)

Employer Paid	62%
Direct Purchase	8%
Medicaid	7%
Medicare	6%
Military	1%
Multiple	16%

TENANT MIX

Allergy, Asthma & Sinus
 Infusion Center
 Mid TN Imaging
 Oxford Orthodontics
 Providence Surgery Center
 Results Physiotherapy
 Southeast Eye Specialists
 TN Maternal Fetal Medicine
 Vanderbilt University Medical



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FOR MORE INFORMATION:

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