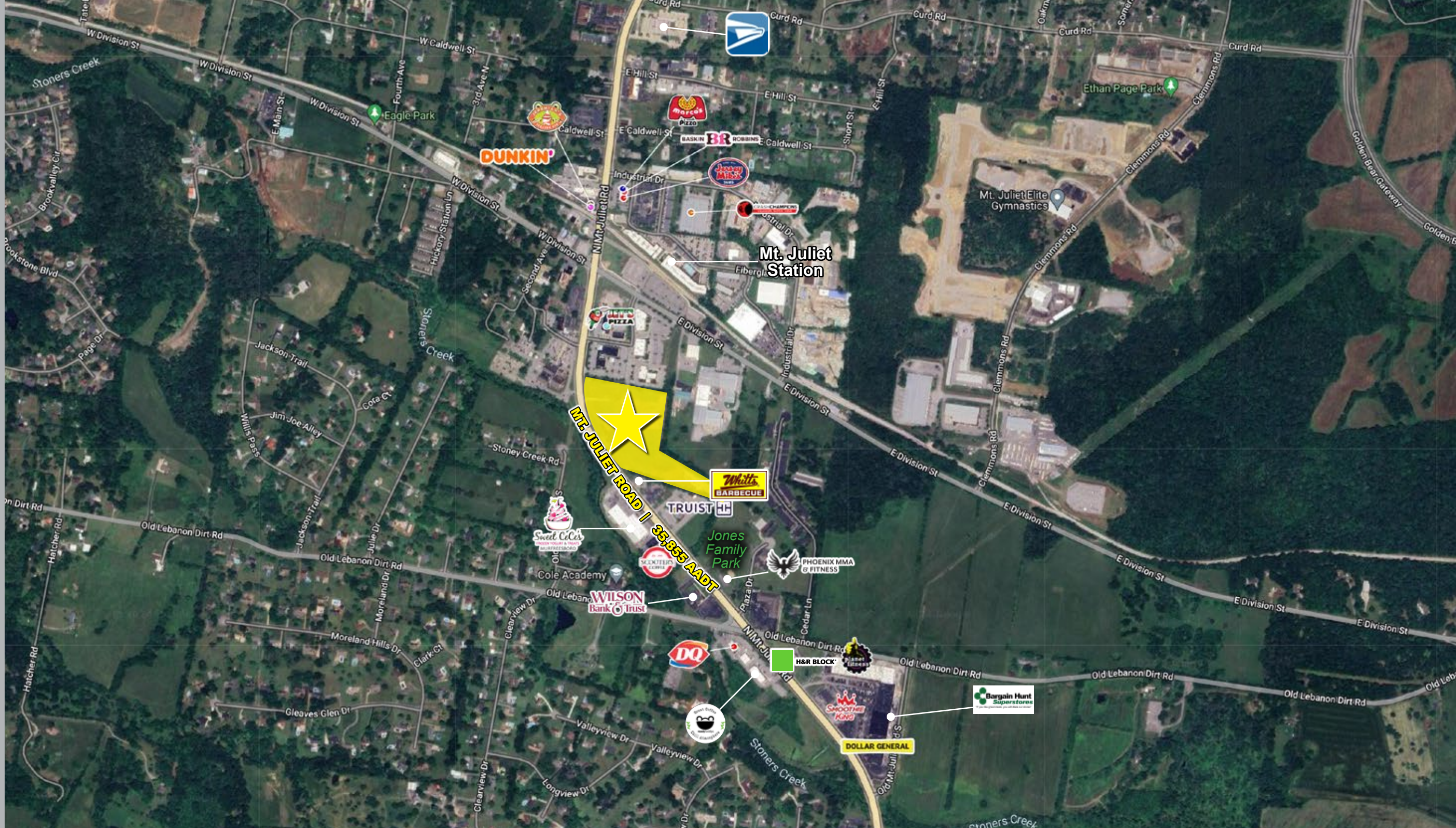


# EVERETTE DOWNS MT. JULIET, TN



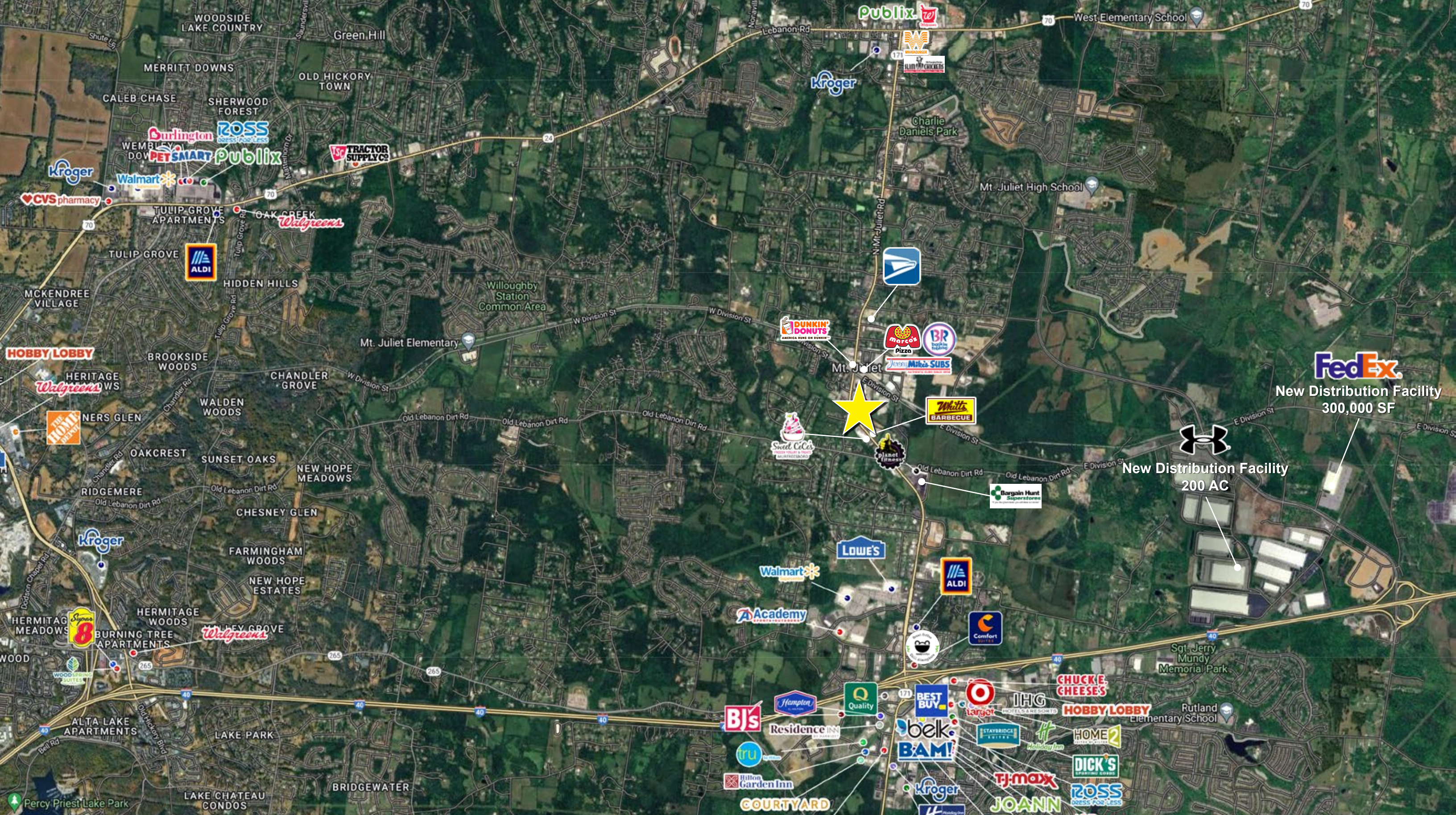
## SITE DESCRIPTION

GROCERY-ANCHORED CENTER  
MT. JULIET ROAD  
± 10.9 ACRES  
35,855 AADT ON MT. JULIET ROAD

Anchored by Sprouts, this center is conveniently located at the intersection of Division Street and Mt. Juliet Road, with easy access to I-40 only 3 minutes away

Mt. Juliet is bordered by Interstates 40, 24, and 65, and SR 840 - a day's drive to more than half of the American population. It is just east of Nashville, and 10-15 minutes from the Nashville International Airport. The city boasts one of America's newest commuter rail lines, the largest shopping complex between Nashville and Knoxville, and is one of Tennessee's fastest growing cities.

Mt. Juliet is in Wilson County - 4th fastest growing county, and one of the state's top 5 most affluent counties with the 2nd highest median income in Tennessee.



**LEASING:**  
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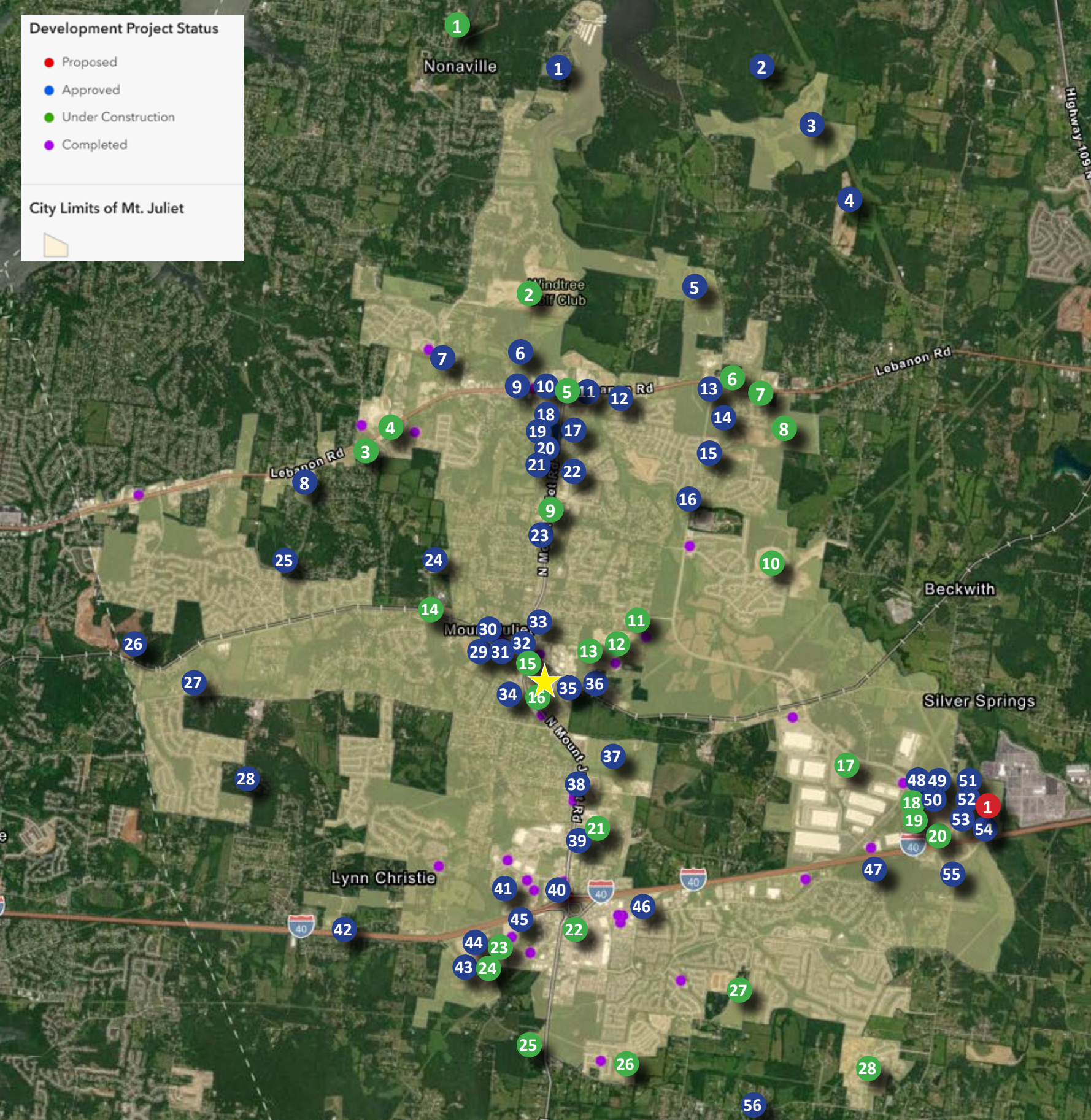
# MARKET AERIAL

EVERETTE DOWNS | MT. JULIET, TN

**Development Project Status**

- Proposed
- Approved
- Under Construction
- Completed

**City Limits of Mt. Juliet**



**UNDER CONSTRUCTION**

- Eden's Grove
- Windtree Pines
- Mt. Juliet Commons
- Retail/Office
- Whataburger
- Office Building
- Parrish Place (commercial)
- Tomlinson Pointe
- Daycare
- Bradshaw Farms
- Hibbet Station
- MJ Elite Gymnastics
- Lynwood Station
- Hamilton-Denson Park
- Citi Station
- Everette Downs
- Jolene (commercial)
- Costco
- Legacy Pointe (commercial)
- Lebacy Pointe #7 (commercial)
- Renovated Office Space
- Chase Bank
- The Enclave at Providence Central
- Providence Central - PMDP Amendment
- WEMA Station #10
- Wynfield
- Waterford Park
- Walton's Grove

**APPROVED**

- Heron Hills
- Wells Farm
- Treymor
- Willow Landing
- Benders Ferry
- The Bluffs at Cedar Creek
- Old Friends Perpetual Care Program
- Villages of Greenhill
- Herbert (commercial)
- Keke's & Chipotle
- Express Oil Change
- Mixed-use
- Golden Bear Gateway/Gas Station
- Curd Road (subdivision)
- Maple Crossing

**APPROVED (continued)**

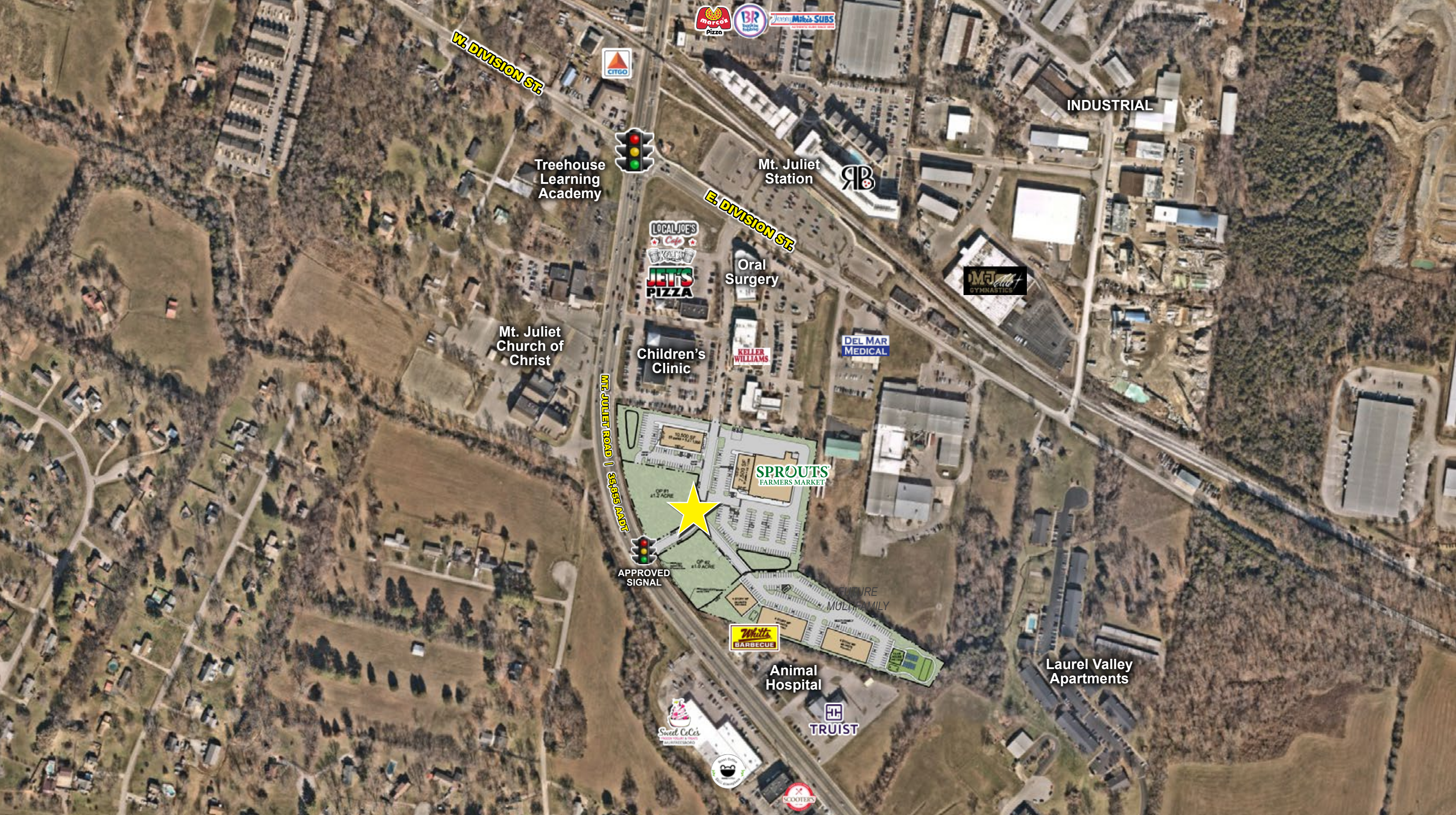
- Soccer Park/Wilson United Soccer
- Nicoletto's Italian Kitchen
- Andy's Frozen Custard
- Dutch Brother's Coffee
- Houston's (expansion)
- MT Building
- Police HQ
- Commercial Building
- Lynn Haven Estates
- S. Greenhill Road (subdivision)
- Canebrake
- Brookhaven Estates
- Chandler Road (subdivision)
- Page (subdivision)
- Commercial Building
- Office Building
- Charlie's Place (commercial)
- Mixed-use
- The District
- Self Storage
- Future City Building
- McFarland Farms
- Volunteer Bank
- Velocity Motors
- Mapco & Jimmy Johns
- Village at Pleasant Grove
- Office (Landmark Homes)
- Assited Living
- Mixed-use
- Rooms to Go
- Homewood Suites
- Beckwith Point
- Legacy Pointe (commercial)
- Wash-N-Roll
- Whataburger
- Eastside Bowl
- A+ Storage
- Retail Center
- Beckwith Business Park
- Beckwith Station
- WMAM (subdivision)

**PROPOSED**

- Mixed-use

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**NEW DEVELOPMENT**  
 EVERETTE DOWNS | MT. JULIET, TN



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**LOW AERIAL**  
EVERETTE DOWNS | MT. JULIET, TN

# NUMBERS

EVERETTE DOWNS  
MT. JULIET, TN

## POPULATION

3 MILE	36,332
5 MILE	86,217
7 MILE	133,367

## HOUSEHOLDS

3 MILE	13,297
5 MILE	33,396
7 MILE	52,969

## AVG. HH INCOME

3 MILE	\$146,820
5 MILE	\$131,488
7 MILE	\$128,486

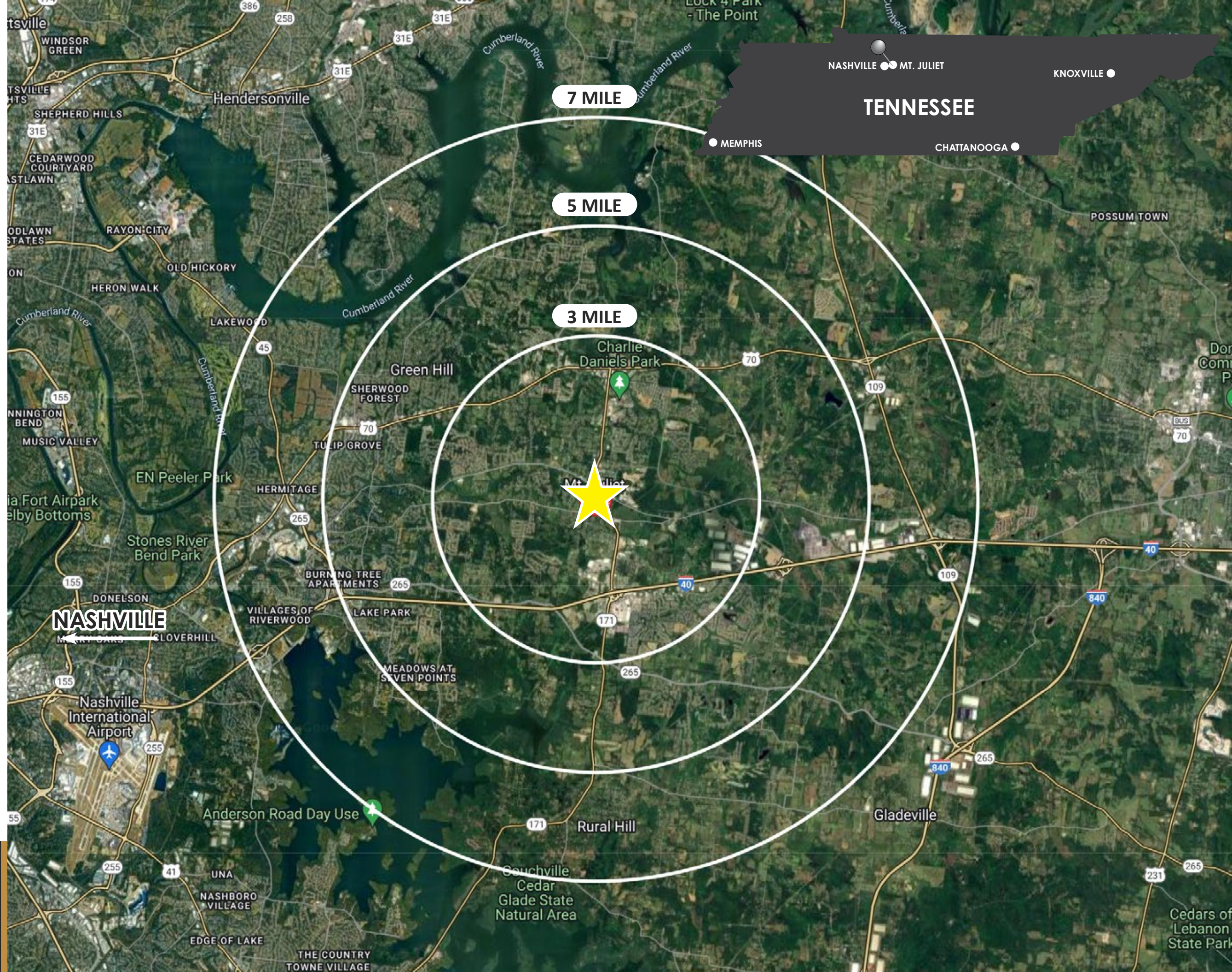
## MED. HH INCOME

3 MILE	\$112,144
5 MILE	\$100,902
7 MILE	\$ 97,902

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# SITE PLAN

EVERETTE DOWNS  
MT. JULIET, TN

## TOTALS

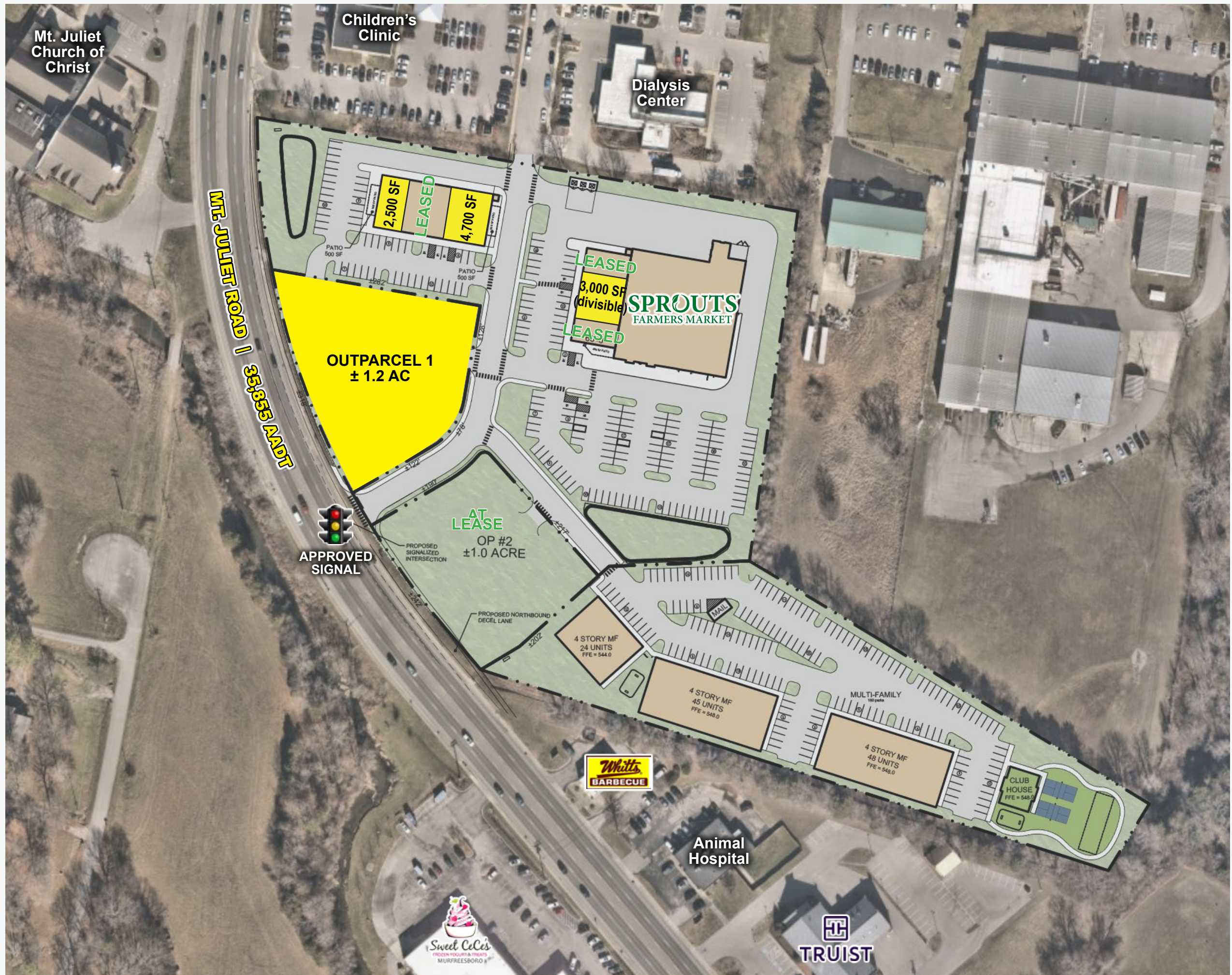
LAND AREA: ± 10.9 AC  
 SPROUTS: 23,255 SF  
 PARKING: 116 SPACES  
 PARKING RATIO: 5.0/1000

SHOPS 1 TOTAL: 10,500 SF  
**AVAILABLE 2,500 SF**  
**AVAILABLE 4,700 SF**

SHOPS 2 TOTAL: 7,500 SF  
**AVAILABLE 3,000 SF**  
**(divisible)**

PARKING: 92 SPACES

**OP 1: AVAILABLE ± 1.2 AC**  
 OP 2: ± 1.0 AC



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