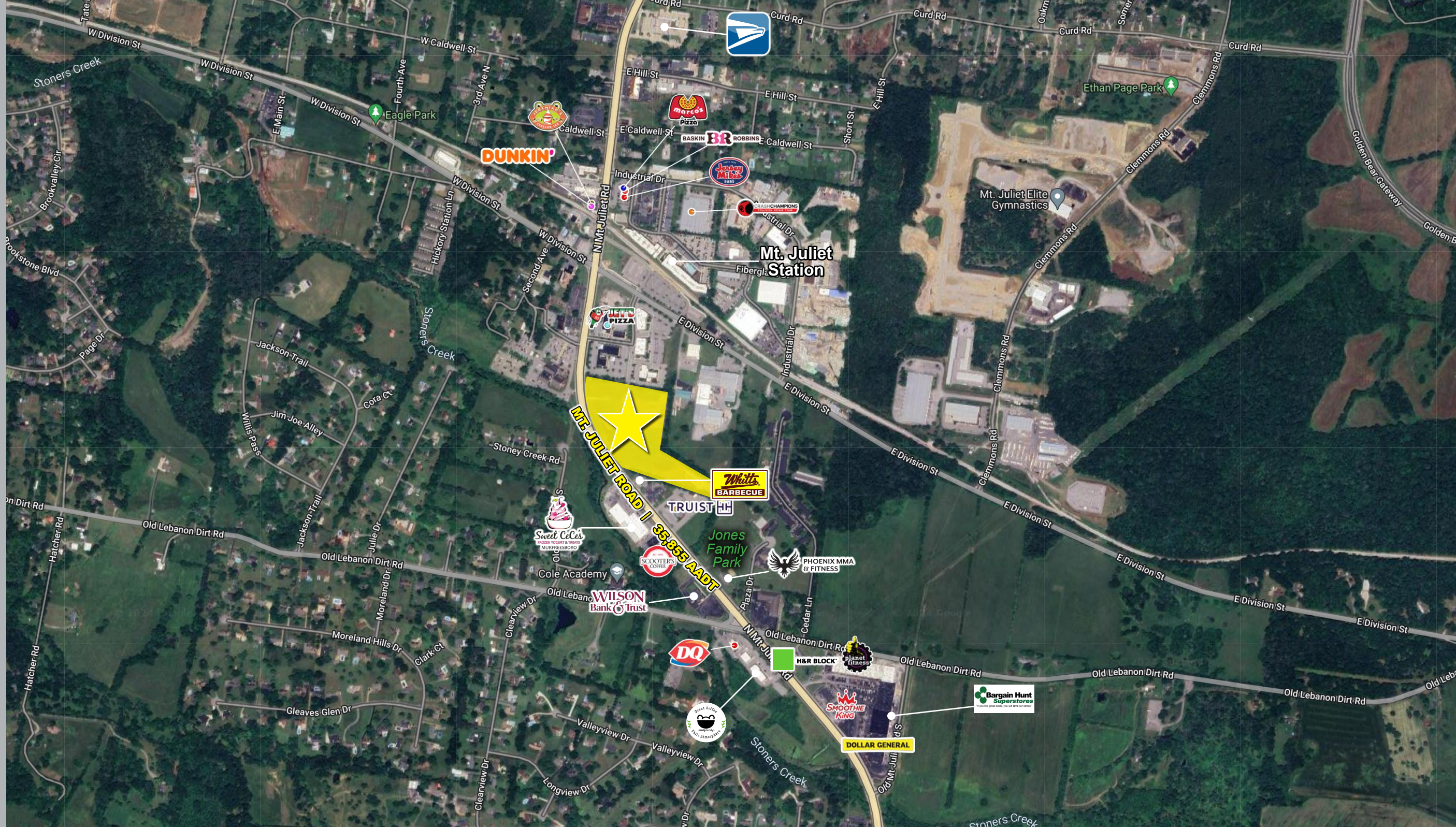


EVERETT DOWNS MT. JULIET, TN



SITE DESCRIPTION

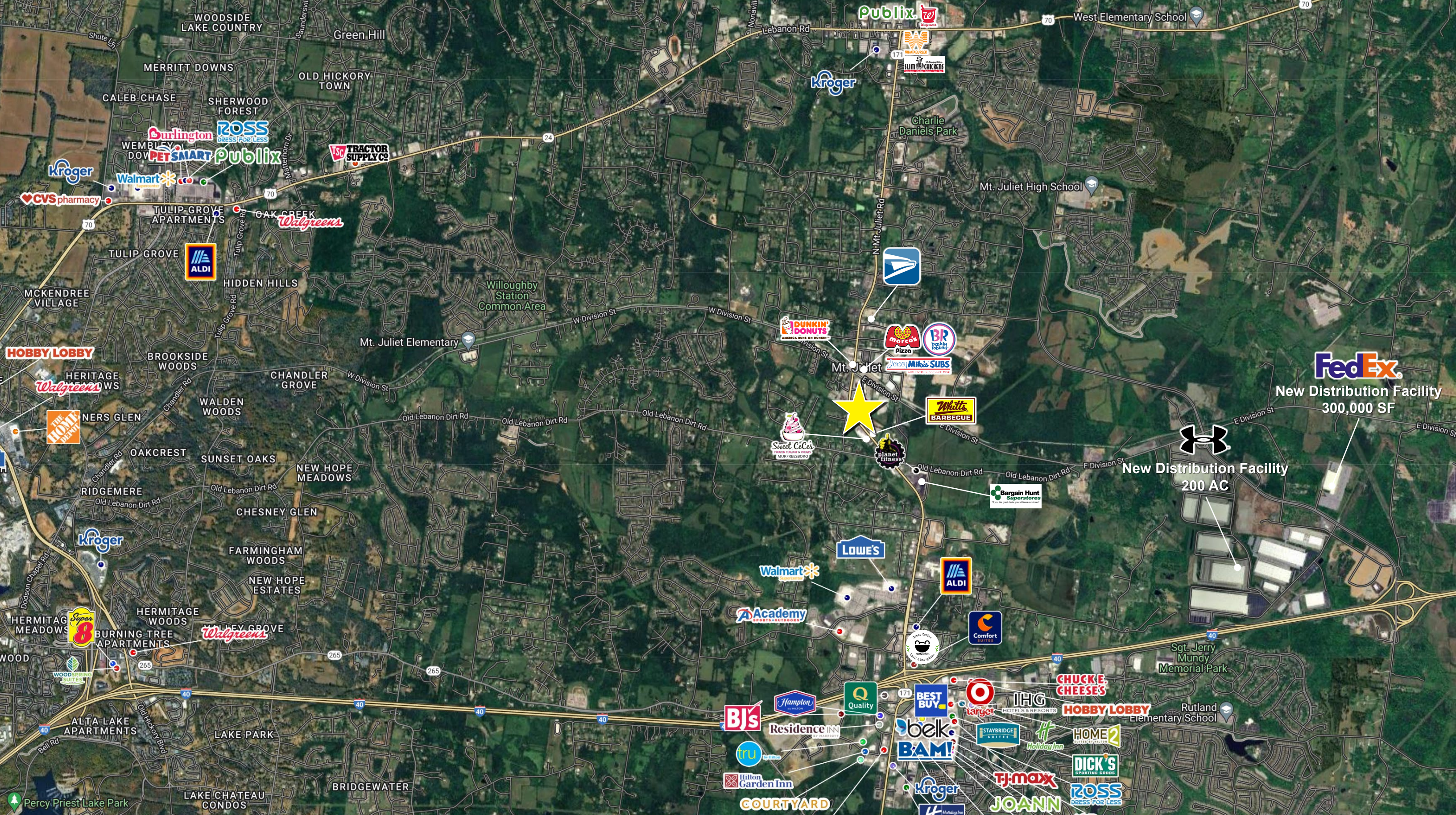
GROCERY-ANCHORED CENTER
MT. JULIET ROAD
± 10.9 ACRES
35,855 AADT ON MT. JULIET ROAD

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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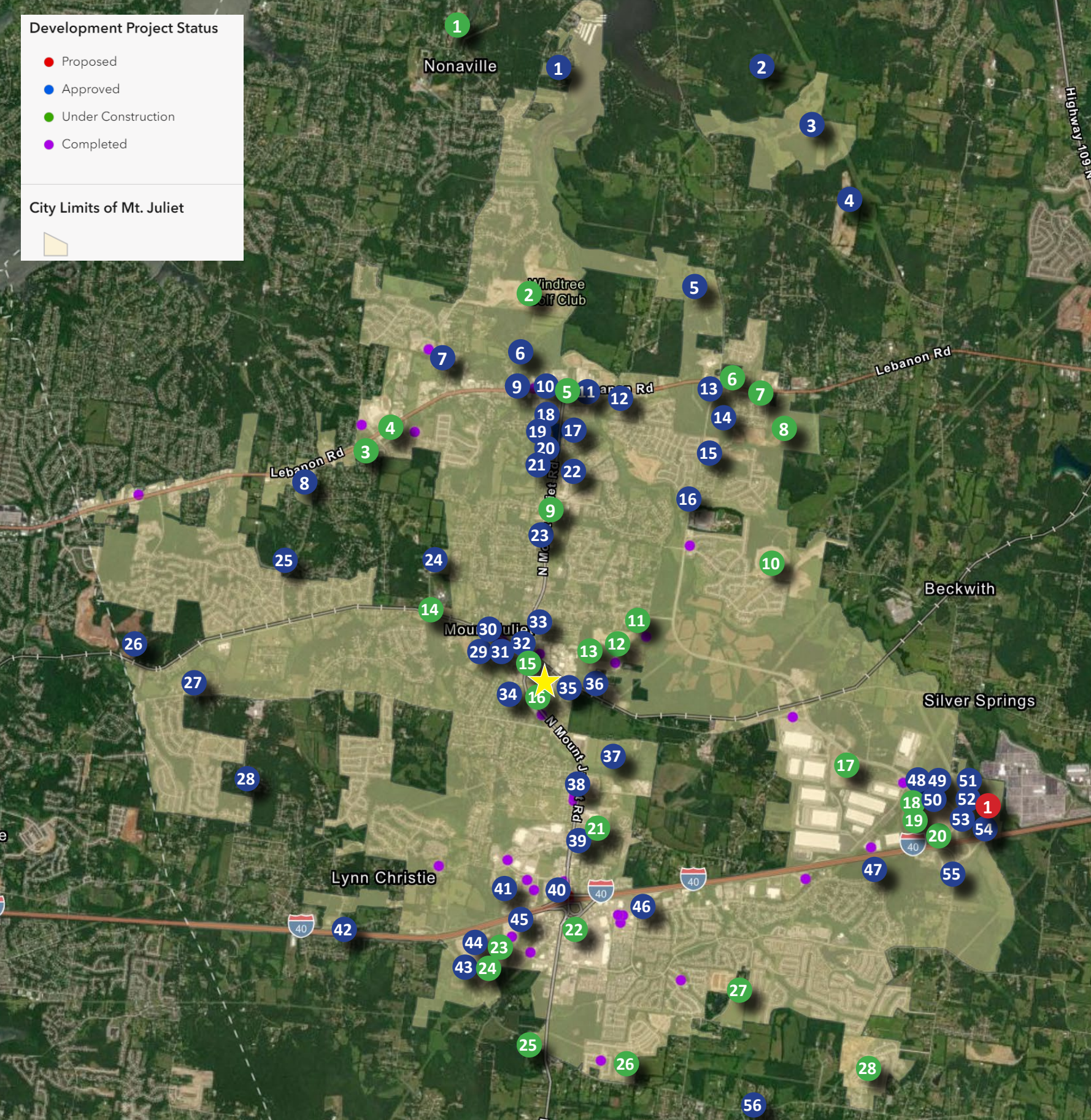
MARKET AERIAL

EVERETT DOWNS | MT. JULIET, TN

Development Project Status

- Proposed
- Approved
- Under Construction
- Completed

City Limits of Mt. Juliet

UNDER CONSTRUCTION

1. Eden's Grove
2. Windtree Pines
3. Mt. Juliet Commons
4. Retail/Office
5. Whataburger
6. Office Building
7. Parrish Place (commercial)
8. Tomlinson Pointe
9. Daycare
10. Bradshaw Farms
11. Hibbet Station
12. MJ Elite Gymnastics
13. Lynwood Station
14. Hamilton-Denson Park
15. Citi Station
16. Everette Downs
17. Jolene (commercial)
18. Costco
19. Legacy Pointe (commercial)
20. Lebacoy Pointe #7 (commercial)
21. Renovated Office Space
22. Chase Bank
23. The Enclave at Providence Central
24. Providence Central - PMDP Amendment
25. WEMA Station #10
26. Wynfield
27. Waterford Park
28. Walton's Grove

APPROVED

1. Heron Hills
2. Wells Farm
3. Treydor
4. Willow Landing
5. Benders Ferry
6. The Bluffs at Cedar Creek
7. Old Friends Perpetual Care Program
8. Villages of Greenhill
9. Herbert (commercial)
10. Keke's & Chipotle
11. Express Oil Change
12. Mixed-use
13. Golden Bear Gateway/Gas Station
14. Curd Road (subdivision)
15. Maple Crossing

APPROVED (continued)

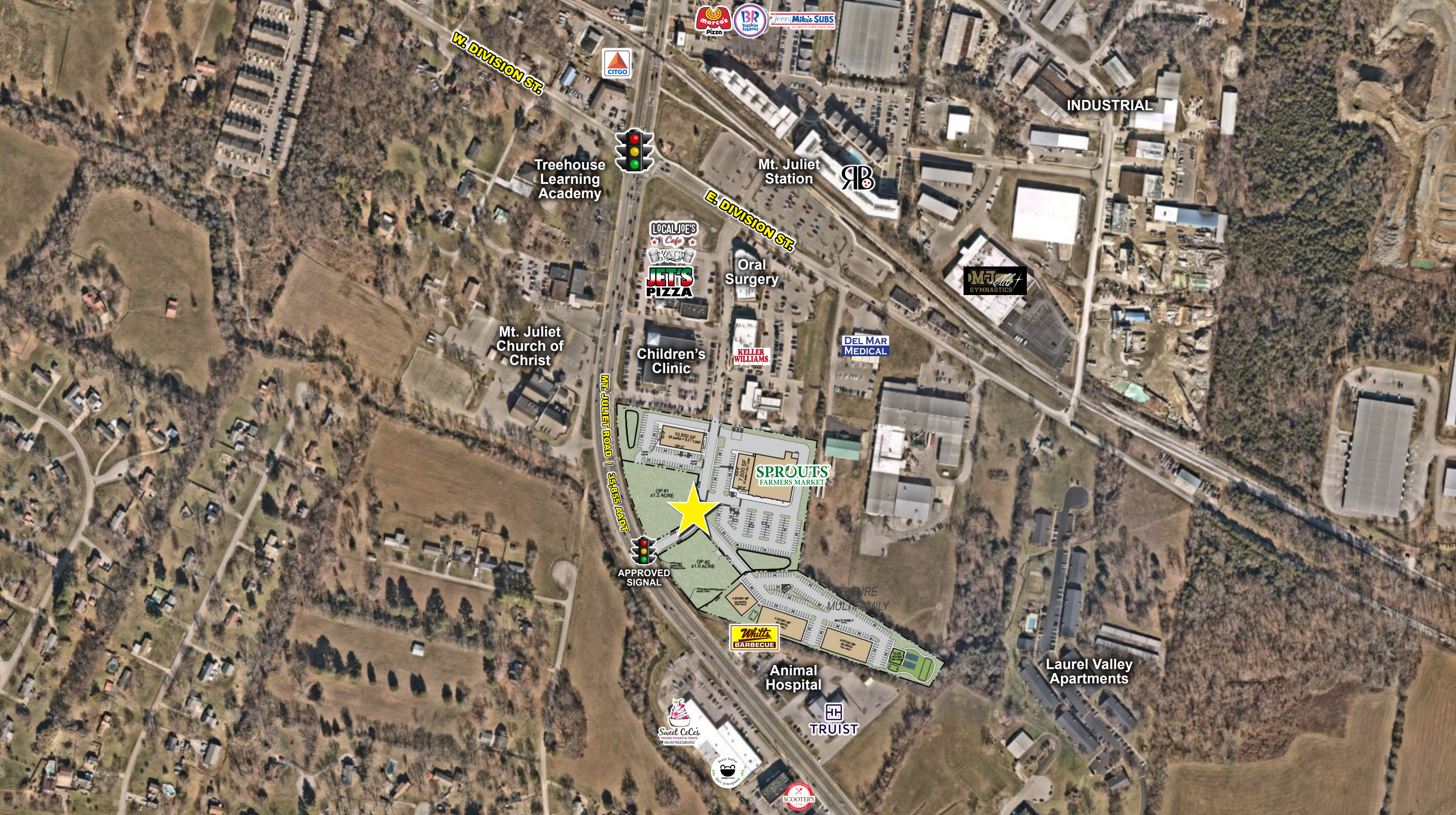
16. Soccer Park/Wilson United Soccer
17. Nicoletto's Italian Kitchen
18. Andy's Frozen Custard
19. Dutch Brother's Coffee
20. Houston's (expansion)
21. MT Building
22. Police HQ
23. Commercial Building
24. Lynn Haven Estates
25. S. Greenhill Road (subdivision)
26. Canebrake
27. Brookhaven Estates
28. Chandler Road (subdivision)
29. Page (subdivision)
30. Commercial Building
31. Office Building
32. Charlie's Place (commercial)
33. Mixed-use
34. The District
35. Self Storage
36. Future City Building
37. McFarland Farms
38. Volunteer Bank
39. Velocity Motors
40. Mapco & Jimmy Johns
41. Village at Pleasant Grove
42. Office (Landmark Homes)
43. Assited Living
44. Mixed-use
45. Rooms to Go
46. Homewood Suites
47. Beckwith Point
48. Legacy Pointe (commercial)
49. Wash-N-Roll
50. Whataburger
51. Eastside Bowl
52. A+ Storage
53. Retail Center
54. Beckwith Business Park
55. Beckwith Station
56. WMAM (subdivision)

PROPOSED

1. Mixed-use

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NEW DEVELOPMENT
 EVERETT DOWNS | MT. JULIET, TN



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LOW AERIAL
EVERETT DOWNS | MT. JULIET, TN

NUMBERS

EVERETT 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

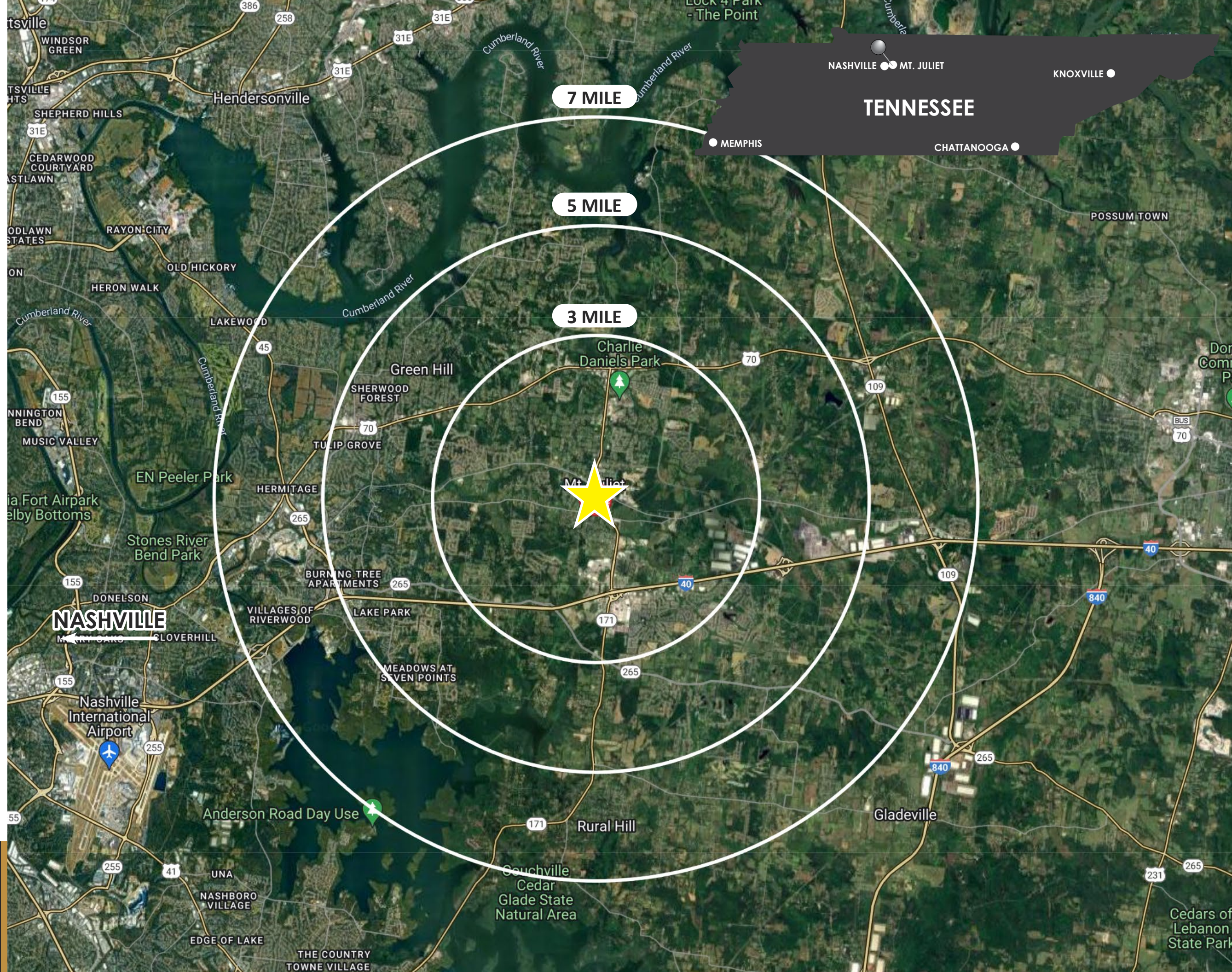
MED. HH INCOME

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

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SITE PLAN

EVERETT DOWNS
MT. JULIET, TN

TOTALS

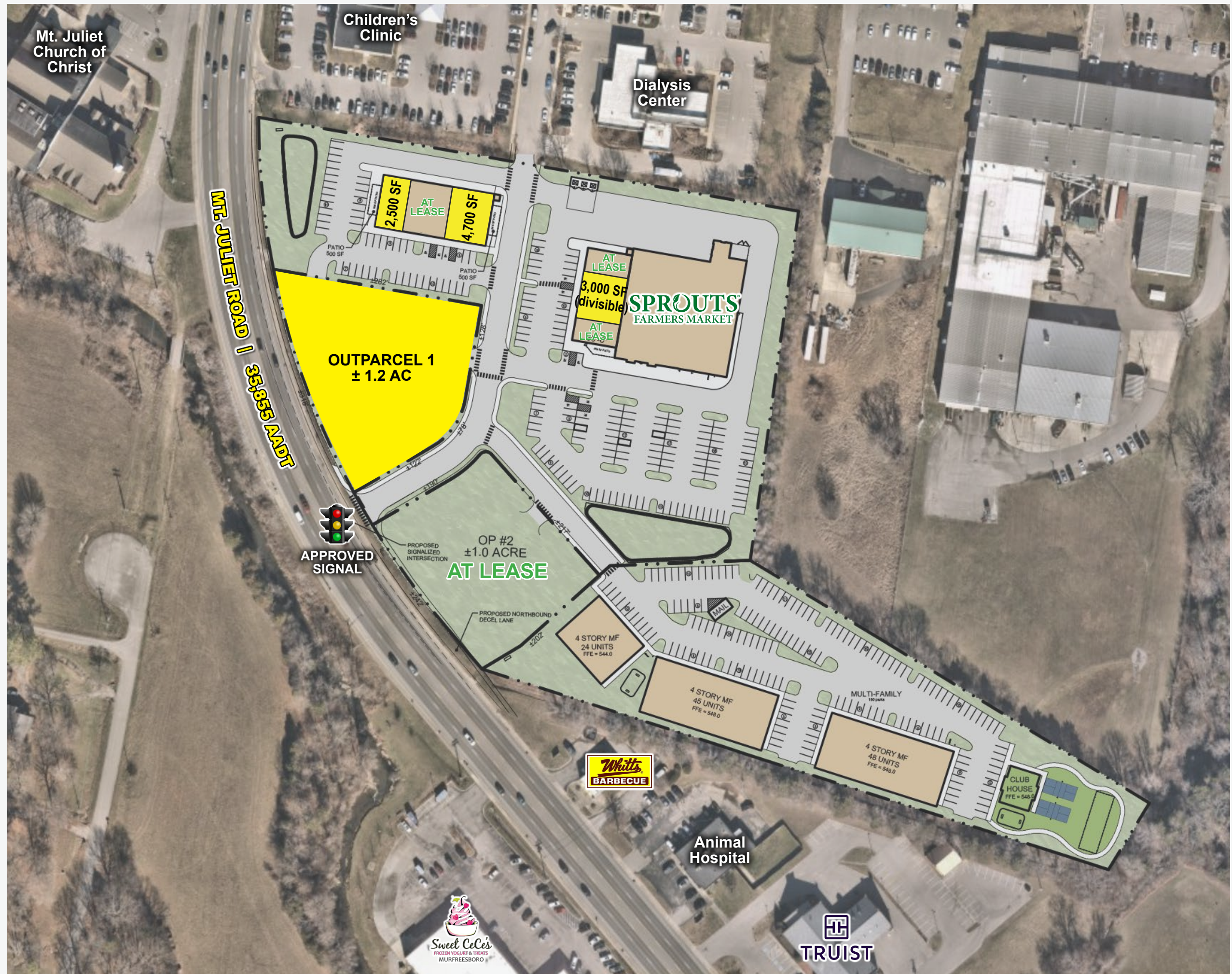
LAND AREA: ± 10.9 AC
 SPROUTS: 23,255 SF
 PARKING: 116 SPACES
 PARKING RATIO: 5.0/1000

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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