

# VALLEY CENTER

1241 NORTH MT. JULIET ROAD, MT. JULIET, TN

**28,415 SF AVAILABLE**



## PROPERTY OVERVIEW

This high-traffic shopping center boasts prime visibility along North Mt. Juliet Road, with a daily traffic count exceeding 30,000 vehicles as of 2023. Conveniently located just 1.3 miles from the interstate, the area serves a growing population of over 48,000 residents with a median household income surpassing \$120,000. Recent upgrades, including a façade renovation and parking lot overlay, enhance the appeal of the center, which is home to 18 tenants, including national brands such as Planet Fitness, H&R Block, and Dollar General.



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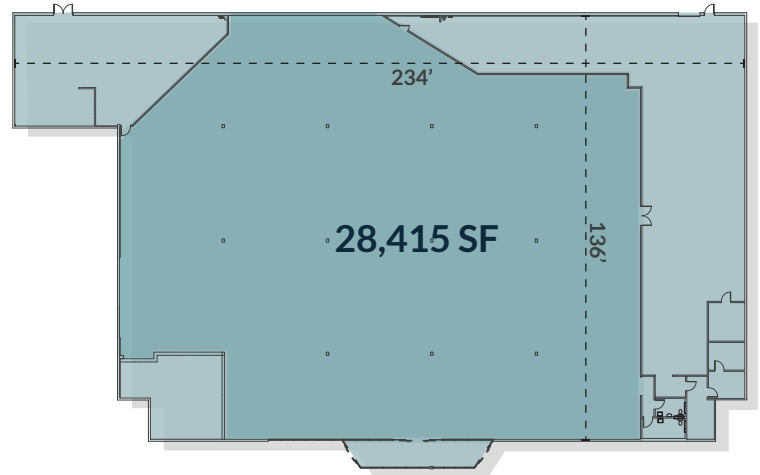
28,415 SF AVAILABLE



## PROPERTY SPECS

SIZE OF CENTER	135,521 SF
FORMER TENANT	Bargain Hunt
FORMER TENANT SF	28,415 SF
BASE RATE	\$10/SF
NNN	\$2.86/SF
DAILY TRAFFIC COUNT	30,000+
MILES TO INTERSTATE	1.3 Miles
NEARBY POPULATION	48,000+
MEDIUM INCOME	\$120,000

## FLOOR PLAN



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