

# The Paddocks at Mt. Juliet

## LAND FOR SALE / BUILD TO SUIT / GROUND LEASE



# PROPERTY OVERVIEW

## The Paddocks at Mt. Juliet

**Outlet A - 1.99 acres**

**Outlet C - 3.10 acres**



High-profile, commercially-zoned (CMU) sites strategically located in The Paddocks Shopping Center, immediately off the Mt. Juliet exit on I-40



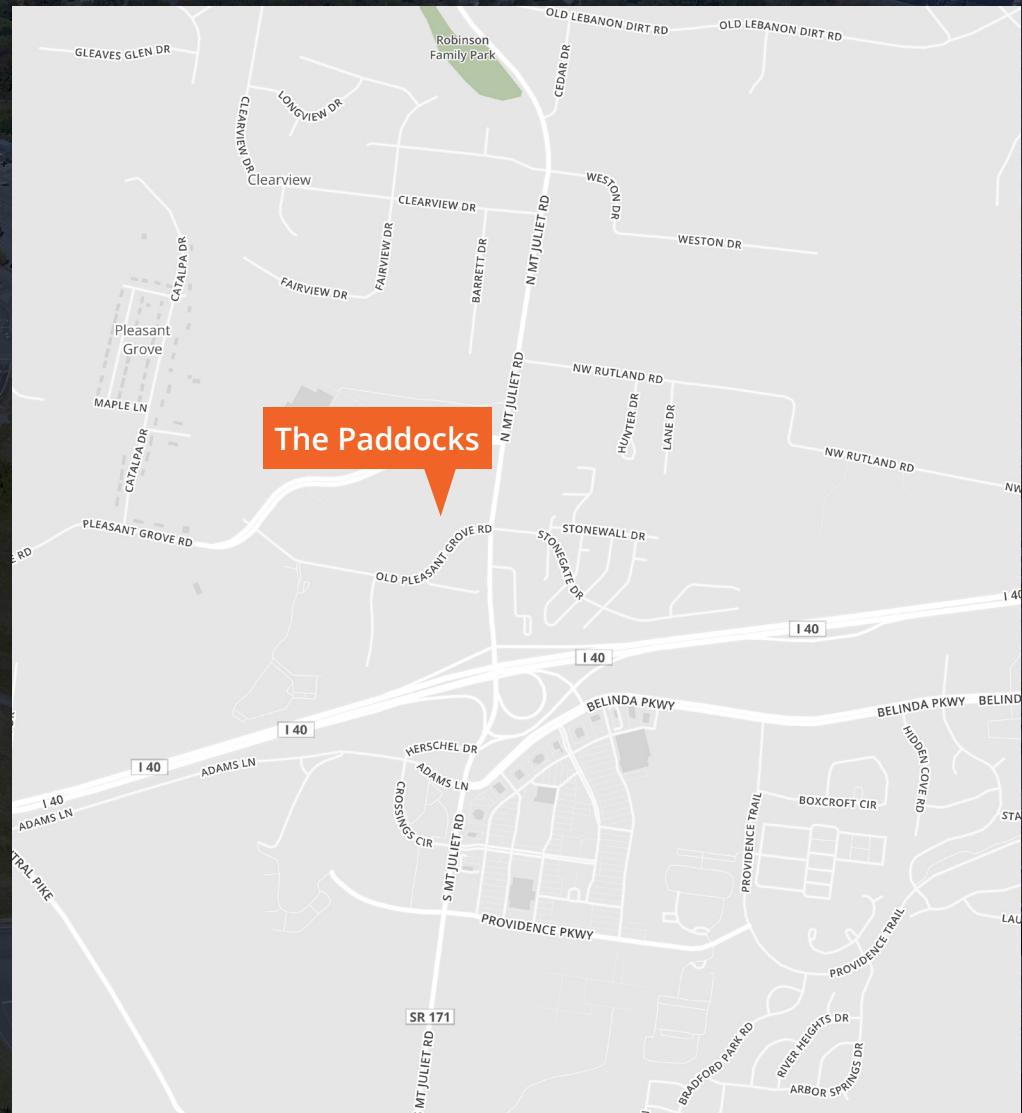
### Traffic counts:

North Mt. Juliet Road: 34,041 cars

I-40: 91,835 cars



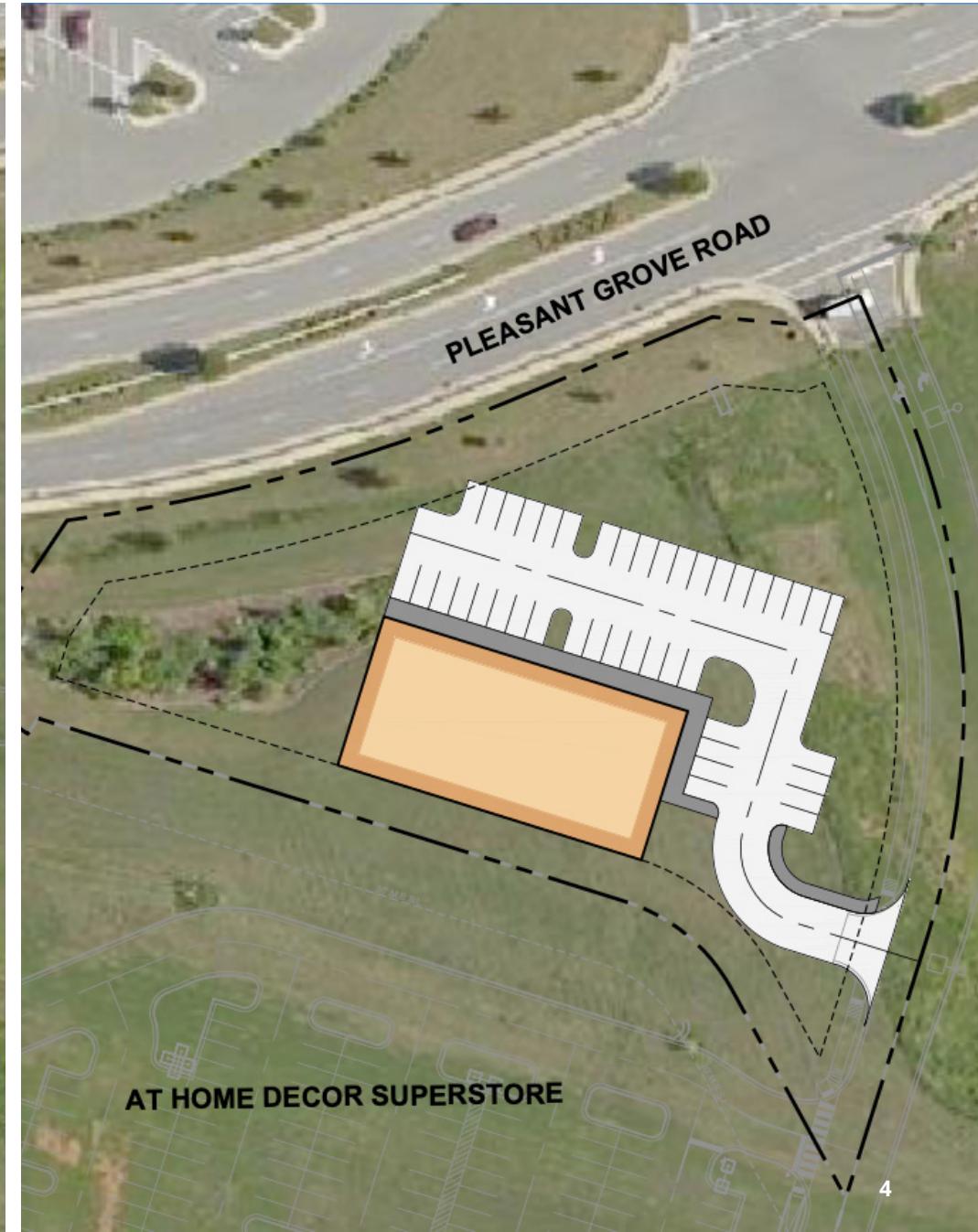
Situated in one of Nashville MSA's fastest growing retail hubs with overall vacancy less than 5%



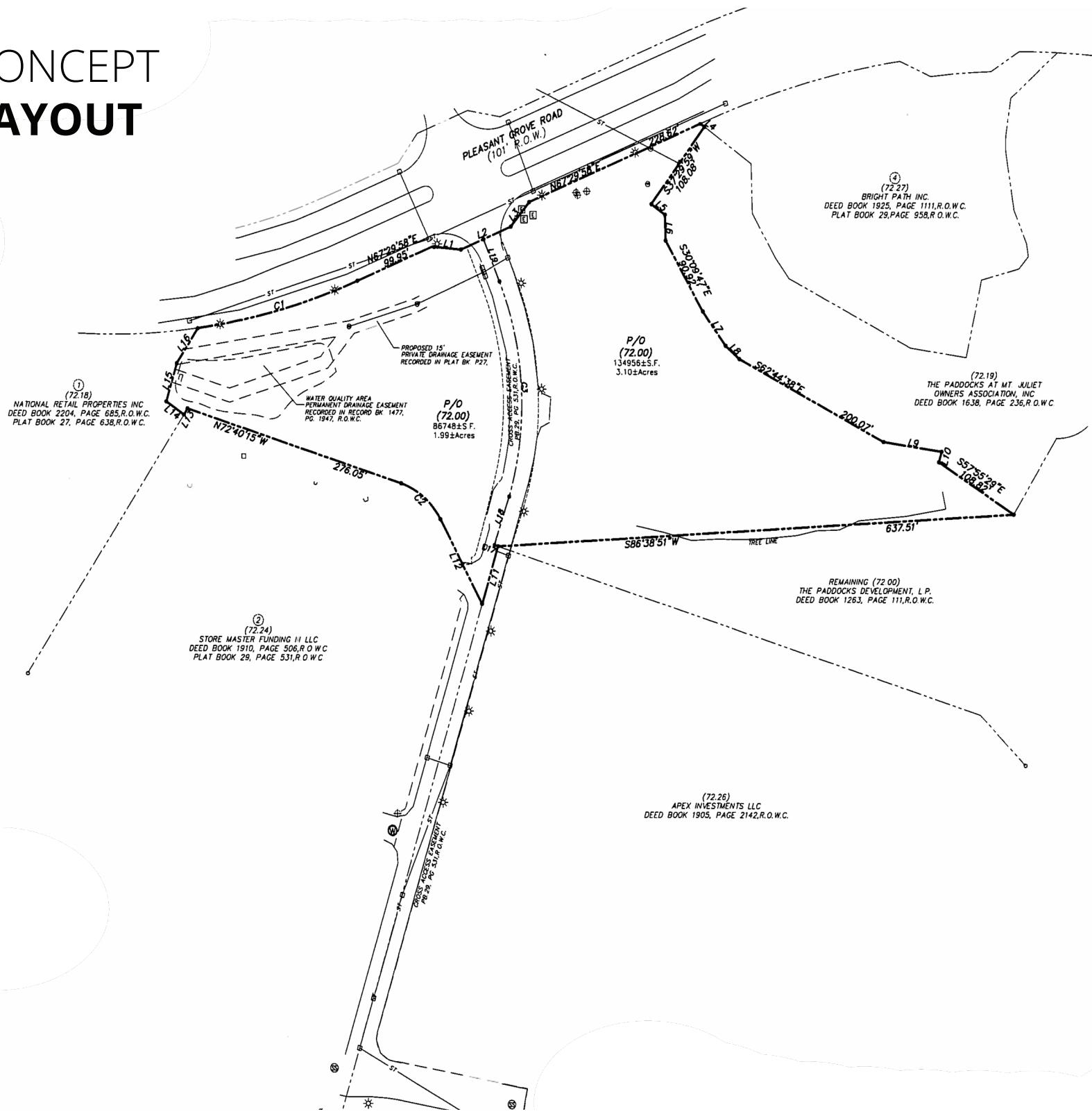
# RETAIL RENDERING



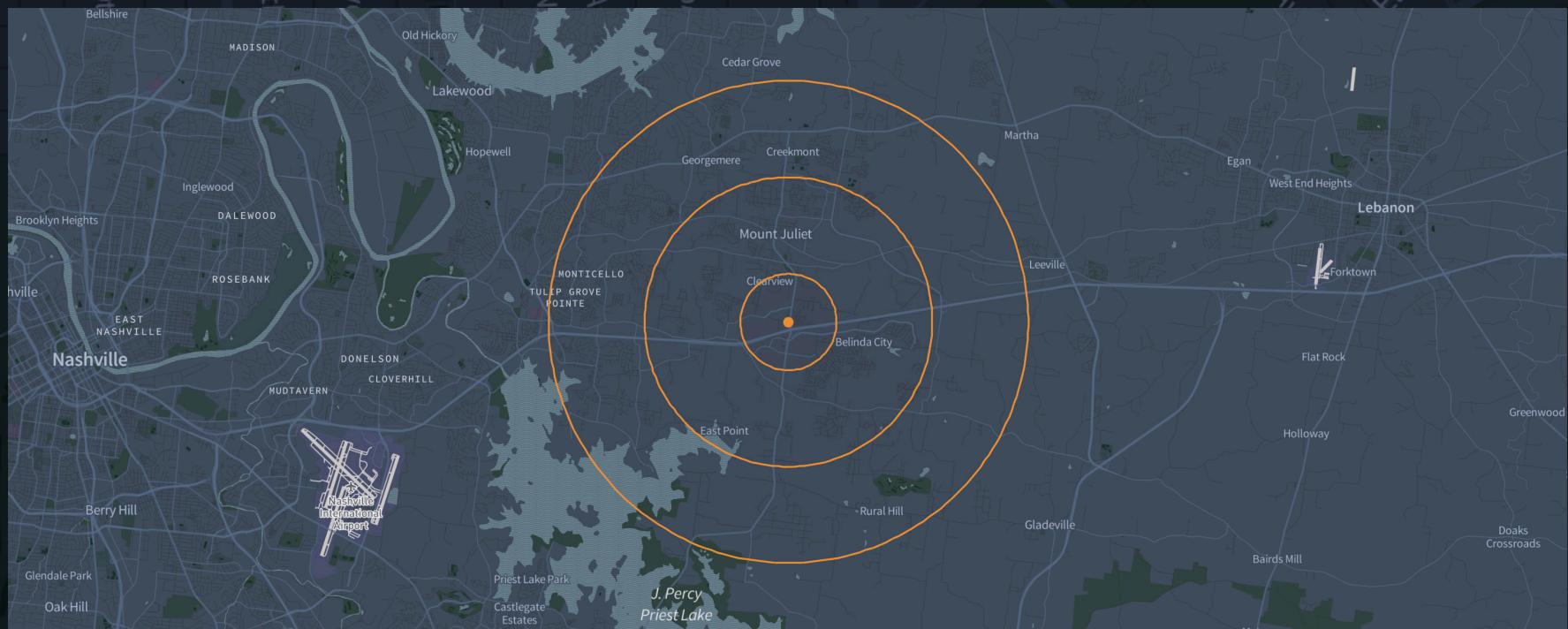
# CONCEPT LAYOUT



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# AREA DEMOGRAPHICS



	1 mile	3 miles	5 miles
<b>Population</b>	5,058	31,913	79,336
<b>Population (2029)</b>	5,320	34,515	84,685
<b>Daytime population</b>	10,135	33,426	67,788
<b>Median age</b>	36.8	39.6	39.3
<b>Household size</b>	2.07	2.58	2.59
<b>Median household income</b>	\$86,652	\$103,153	\$101,471
<b>Median household income (2029)</b>	\$94,460	\$112,308	\$112,778

# MARKET OVERVIEW

## NASHVILLE

Nashville has emerged as one of the most dynamic and thriving urban centers in the Southeast and United States. Known for its vibrant culture, rich music history, and rapid economic growth, the city offers an exciting landscape for tenants and developers. Nashville boasts a diverse economy fueled by key industries such as healthcare, education, entertainment, technology, and tourism. With major companies like HCA Healthcare, Nissan, and Asurion, Nashville has become a hub for business and innovation. The city's robust economy continues to attract investment, driving demand across all sectors.

Nashville's strong population growth and its position as a cultural and tourist destination have resulted in increasing demand for multifamily developments and hospitality properties. As an influx of new residents and visitors continue to flock to the city, retail spaces are also undergoing a transformation, with new concepts and experiences being integrated into prime urban locations and adaptive re-use properties as well.

### OFFICE

- Office availability dropped 90 basis points over the last year, falling to 25.3% at the end of Q2
- Office rents saw a 2.3% increase year over year, reaching \$38.53 psf/FS
- Trophy office properties have captured over 500,000 sf of net absorption year to date

### RETAIL

- 3.2% vacancy has remained sub-4% for the last five years (CoStar)
- 74% retail rent increase over the last 10 years (CoStar)
- 65% retail leases signed were for five years or more in 2024 (CoStar)

### MULTIFAMILY

- 10,900 units absorbed in 2024, a record high for Nashville
- 3% rent growth forecast in 2025
- 27% Nashville MSA population growth since 2010

### HOSPITALITY

- Top 5 ranked among top 25 national hotel markets with highest sales volume
- \$2 billion hotel room revenue, a new record and 9% increase from 2022
- 17.1 million total Nashville visitors in 2024, a 1.8% growth year-over-year

## MT. JULIET

Mt. Juliet, is a fast-growing suburb located about 17 to 20 miles east of downtown Nashville in western Wilson County. Nestled between Old Hickory Lake to the north and Percy Priest Lake to the south, this city blends small-town charm with the conveniences of urban living. As of 2024, the city has grown to over 40,000 residents, with one of the highest growth rates in the state. It boasts a strong local economy, a median household income of around \$108,000, and some of the lowest property tax rates in Tennessee. Residents benefit from convenient transportation options, including access to I-40, U.S. Route 70, and a commuter rail station—Mt. Juliet Station—served by the WeGo Star line, making it easy to commute into Nashville.

Money magazine's **Top 50 Best Places to Live in America**

**#1 in Tennessee** for "Healthiest Housing Market" and **15th in the nation**

**"Boom Town"** (#16 nationally) on Realtor.com

# GET IN TOUCH

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