

The Paddocks at Mt. Juliet

LAND FOR SALE / BUILD TO SUIT / GROUND LEASE



Outlot A

Outlot C

at home
The Home & Holiday Superstore

Mount Juliet Legal

CUTTING TOOLS INC.

StorPlace
SELF-STORAGE

DICKENS
TURF & LANDSCAPE SUPPLY

Firestone

AVISON
YOUNG

La Petite
ACADEMY

McDonald's

Rockie Williams
PREMIER
DODGE • CHRYSLER • JEEP • RAM

BioLife
PLASMA SERVICES

Walmart

FIVE GUYS
BURGERS and FRIES

Jersey Mike's
SUBS

DOLLAR TREE

Little Gym
Serious Fun.

LOWE'S

IHOP

HOOVER
PAINT STORE

Ascend
Federal Credit Union

usbank

Pinnacle
FINANCIAL PARTNERS

PLEASANT GROVE
DENTAL

ALDI

LONGHORN
STEAKHOUSE

AFA
american family care

Mt. Juliet
DENTAL STUDIO

CAPTAIN D'S
SEAFOOD STORE

CHIPOTLE
MEXICAN GRILL

Cheddar's
SCRATCH KITCHEN

Arby's

PROPERTY OVERVIEW

The Paddocks at Mt. Juliet
Outlot A - 1.99 acres
Outlot C - 3.10 acres



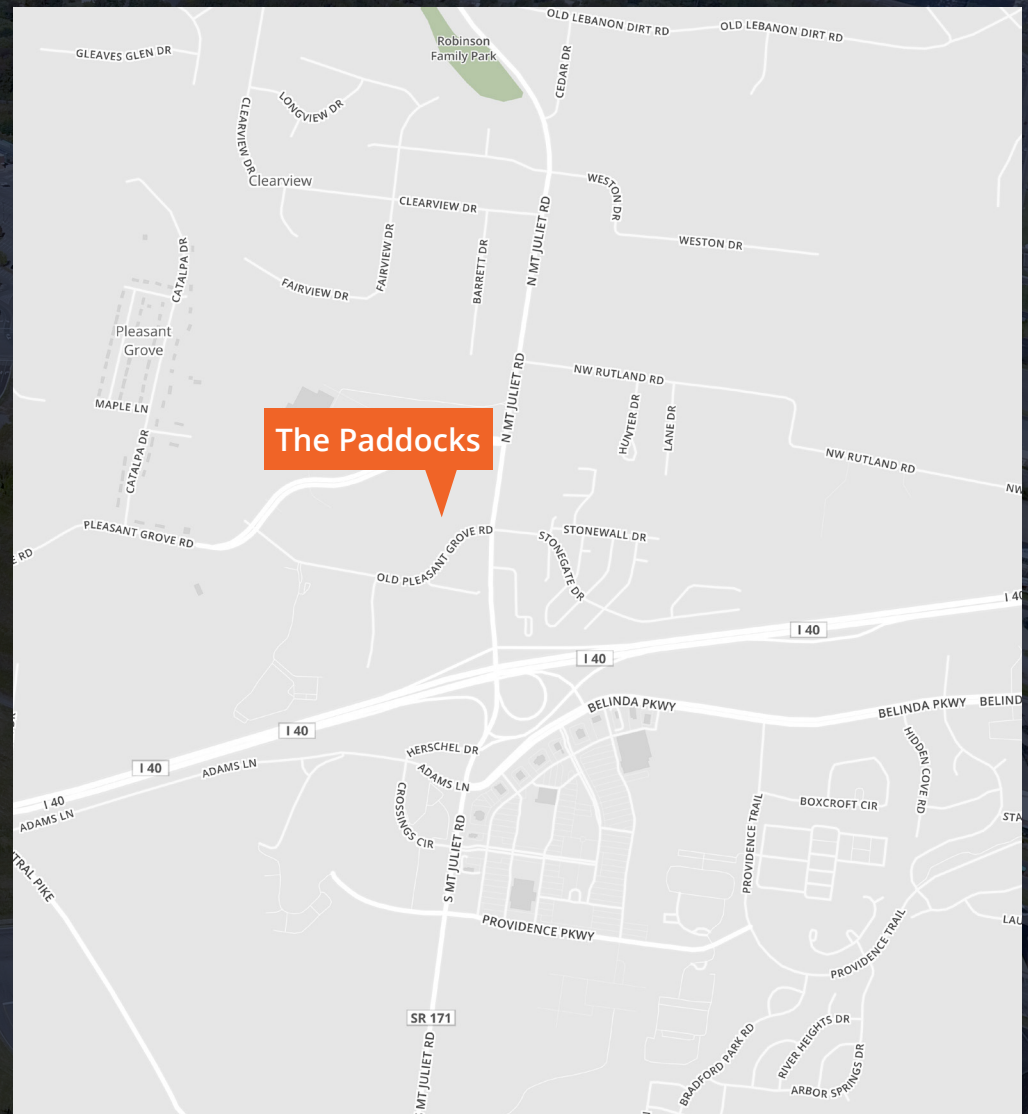
High-profile, commercially-zoned (CMU) sites strategically located in The Paddocks Shopping Center, immediately off the Mt. Juliet exit on I-40



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%



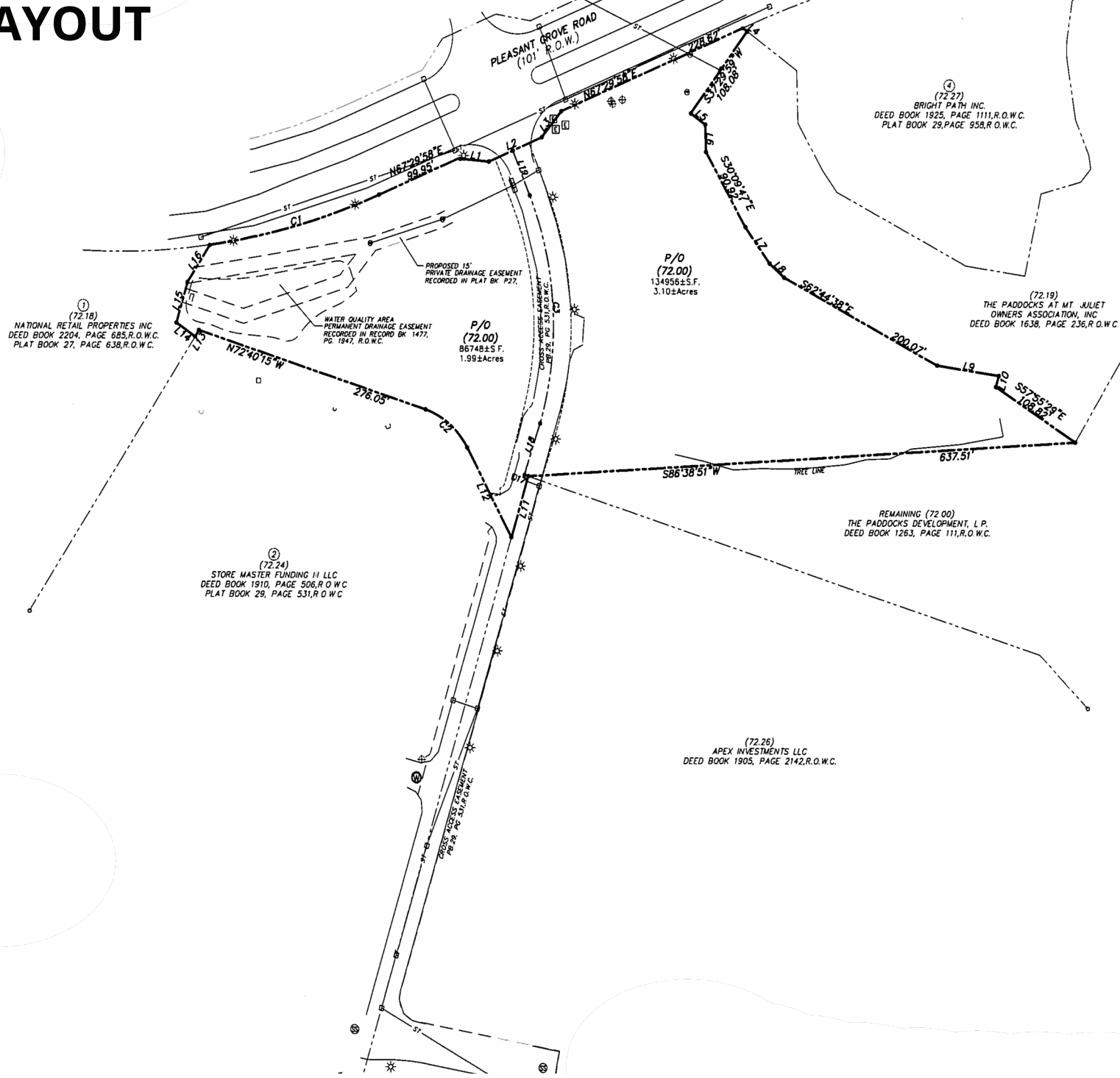
RETAIL RENDERING



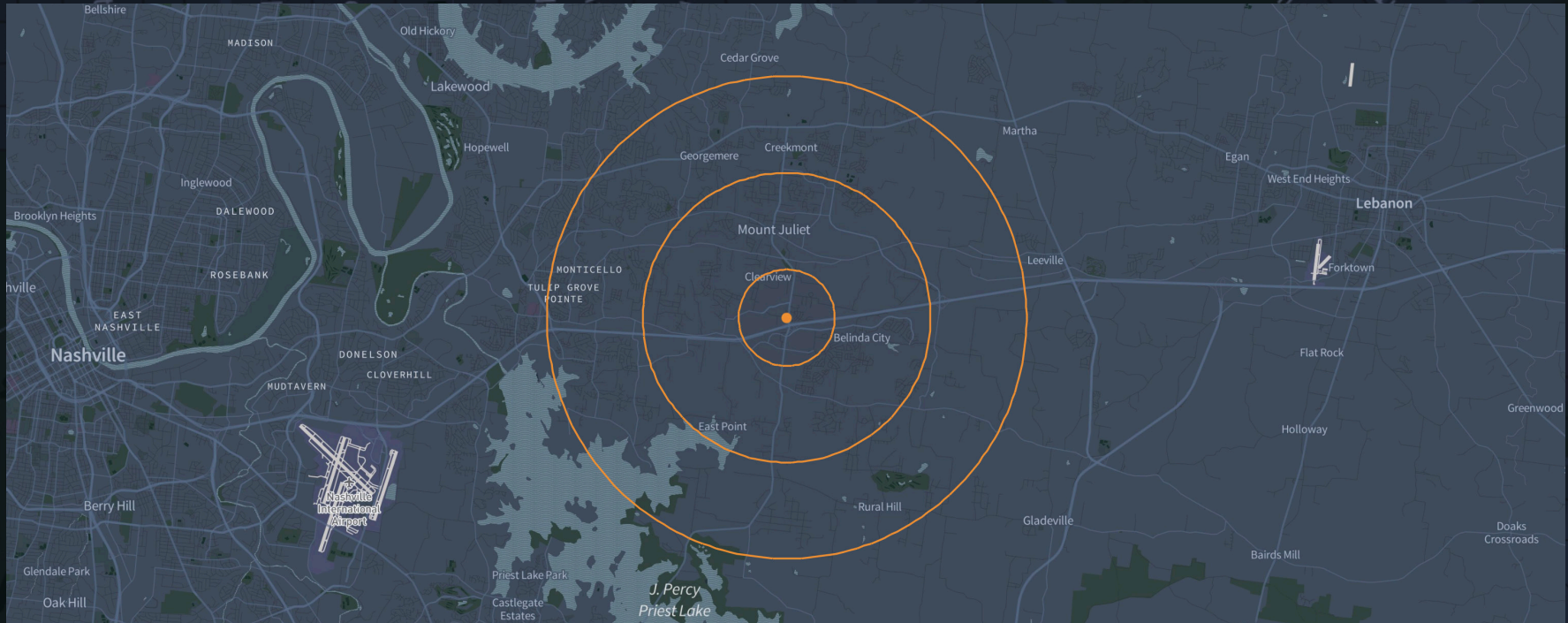
CONCEPT LAYOUT



CONCEPT LAYOUT



AREA DEMOGRAPHICS



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