

MEDICAL OFFICE SPACE FOR LEASE

Providence Pavilion

5002 CROSSINGS CIRCLE | MT JULIET, TN



Property Overview

51,076 SF

3 Story Medical Office Building

Location

Well-located directly off of I-40 and Mt. Juliet Rd.

Parking

Free staff and patient parking with covered drop-off area.

Building

- Owned and managed by Welltower
- Ambulatory surgery center and imaging services on-site
- Updated common areas

Availabilities

300 | +/- 1,300–5,800 SF | Available Now

[PROPERTY PAGE](#)



Area Map



Providence Pavilion sits adjacent to Providence Marketplace and Commons, providing abundant dining and retail destinations.

Providence Marketplace

- | | |
|---------------------------|---------------------------|
| American Eagle Outfitters | Kirkland's |
| AT&T | LensCrafters |
| Bath & Body Works | Lizard Thicket |
| Belk | Lovesac |
| Best Buy | Massage Envy |
| BLUSH Boot Camp | Men's Warehouse |
| Books-A-Million | Old Navy |
| Castle Dental | Panera Bread |
| Chico's | PetSmart |
| Claire's Boutiques | Rack Room Shoes |
| Cori's Dog House | Red Robin |
| Crumbl Cookies | Regal Providence 14 |
| Dazzle Nail Bar | Ross Dress for Less |
| Dick's Sporting Goods | Salsarita's Fresh Cantina |
| European Wax Center | Sephora |
| Fantastic Sams | SOMA |
| Fayzano's Pizza | Staples |
| Ferguson | Sun Tan City |
| Fulin's Asian Cuisine | Talbots |
| GNC | Thai Samurai |
| Häagen-Dazs | The Good Feet Store |
| Hawaii Fluid Art | The Joint Chiropractic |
| J.Jill | The UPS Store |
| JCPenney | TJ Maxx |
| Joann | Verizon Wireless |
| Journeys | Yankee Candle |
| Kay Jewelers | |

Providence Commons

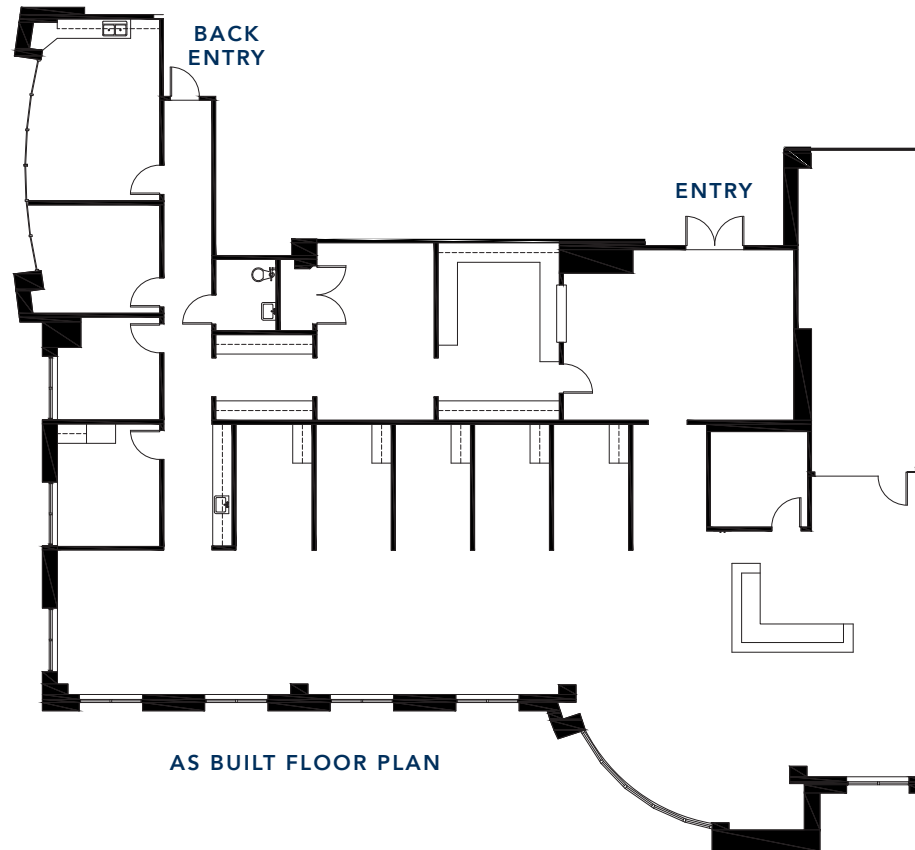
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|-------------------------|---------------------------|
| 615Powerhouse | MoriMori |
| Anytime Fitness | Pride Cleaners |
| Farm Bureau Insurance | Publix Super Market |
| FedEx ShipCenter | Southeastern Dental Group |
| Five Below | Subway |
| Mimi Nails Mount Juliet | Veda Salon |

Suite 300

+/- 5,800 SF | Available Now

- Divisible and customizable into three suites starting at ~1,300 SF
- Currently built out as a physical therapy office
 - Break room
 - Nurses station
 - In suite restroom
 - Second entry

[VIRTUAL TOUR](#)



THIRD FLOOR AVAILABILITY

Demographics & Tenant Mix

	1 MILE	3 MILES	5 MILES
2023 Population	8,339	29,390	74,702
2028 Population Projection	9,215	32,289	79,620
Historical Population Growth (2010-2023)	101%	85%	40%
Avg Household Income	\$109,299	\$113,477	\$111,996

INSURANCE MIX (5 MILES)

Employer Paid	62%
Direct Purchase	8%
Medicaid	7%
Medicare	6%
Military	1%
Multiple	16%

TENANT MIX

Allergy, Asthma & Sinus
 Infusion Center
 Mid TN Imaging
 Oxford Orthodontics
 Proptech Medical
 Providence Surgery Center
 Results Physiotherapy
 Southeast Eye Specialists
 TN Maternal Fetal Medicine
 Vanderbilt University Medical



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