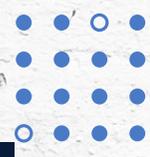


70 ATHENS DR

MOUNT JULIET, TN 37122

OFFERING MEMORANDUM



MATTHEWS™

APPROXIMATE PARCEL OUTLINE

EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

70 Athens Drive in Mt. Juliet, Tennessee presents an exceptional opportunity to acquire a well-maintained $\pm 25,840$ SF industrial facility in one of the most desirable submarkets of Middle Tennessee. The property combines $\pm 2,500$ SF of office space with $\pm 23,340$ SF of warehouse area, offering a functional balance for both administrative and operational needs. Featuring three oversized drive-in doors, two full dock doors, and clear heights ranging from $\pm 11'6"$ to $\pm 14'6"$, the building is designed to support a variety of light industrial, service, and distribution uses. Its strategic location within the Mt. Juliet industrial corridor provides direct access to I-40, ensuring excellent connectivity to Nashville and the broader Middle Tennessee market. Priced at \$3,650,000, this property is an ideal purchase opportunity for owner-users or investors seeking quality industrial real estate in a high-demand location.



Total Building Size: $\pm 25,840$ SF with $\pm 2,500$ SF office and $\pm 23,340$ SF warehouse space for efficient operational flow.

Clear Heights: Ranging from $\pm 11'6"$ to $\pm 14'6"$, providing versatile utility for light manufacturing, storage, and service operations.

Loading & Access: Three 12' x 12' drive-in doors and two 12' x 12' dock doors allow flexible loading options for a range of tenants or users.

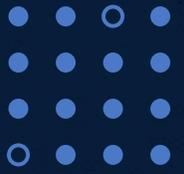
Warehouse Features: Functional floor plan with wide open space, adaptable for distribution, assembly, or light manufacturing operations.

Site Advantages: Truck-friendly access with loading accommodations suited for both local deliveries and regional distribution.

Strategic Location: Situated in Mt. Juliet, one of Nashville's fastest-growing industrial submarkets, with immediate proximity to I-40 and only minutes from Nashville International Airport.

Acquisition Opportunity: Available for purchase at \$3,650,000, offering strong value in a supply-constrained market.

PROPERTY OVERVIEW



\$3,650,000

LISTING PRICE

PROPERTY OVERVIEW	
Address	70 Athens Dr
City	Mount Juliet
State	TN
Zip Code	37122
Building Area	±25,840 SF
Lot Size	±1.91 AC
Loading Configuration	3 drive-in doors 2 dock-high doors





at home
Valvoline The Home Décor Superstore

Academy
SPORTS+OUTDOORS

PANDA EXPRESS
CHINESE KITCHEN

LOWE'S

Walmart
Supercenter

Cheddar's
SCRATCH KITCHEN

Shell

CAPTAIN D'S
SEAVED OFFSHORE

Comfort
INN & SUITES

CHIPOTLE
MEXICAN GRILL

Arby's

McDonald's

Exxon

amazon

CEVA
LOGISTICS

MEDLINE

PROJECT JOLENE
47.56 AC DEVELOPMENT

FedEx
Ship Center

Airtron
HEATING & AIR CONDITIONING

HOLLISTER

UNDER ARMOUR

SUBJECT
PROPERTY

± 74,500 VPD

KHS America

COSTCO
WHOLESALE

SMYTH
AUTO PARTS
60 YEARS KEEPING YOU MOVING

CALIBER
COLLISION

DESTACO
A STABILIS COMPANY

TEKNIA

MOTORCARS
of NASHVILLE

POWEREX

Steak 'n Shake

Waffle House

Hampton
by Hilton

W

Buffalo Wild Wings

SMT JULIET RD ± 20,500 VPD

PROVIDENCE MARKETPLACE

target

ROSS
DRESS FOR LESS

BEST BUY

DICK'S
SPORTING GOODS

belk

Kroger

Chick-fil-A

Panera
BREAD

OLD NAVY

HomeGoods

JCPenney

PET SMART



NASHVILLE
INTERNATIONAL
AIRPORT
± 11.2 MI AWAY



265

MARKET OVERVIEW

MOUNT JULIET, TN

DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES OF THE PRIMARY TRADE AREA



Mount Juliet, Tennessee, located approximately 18 miles east of Nashville, has experienced strong and consistent growth in recent years, fueled by regional economic expansion and increasing demand from both residents and businesses seeking suburban alternatives to the urban core. The city benefits from its strategic location along Interstate 40, U.S. Route 70, and proximity to Nashville International Airport, which provide excellent connectivity for commuters and support regional logistics. Mount Juliet's local economy is supported by retail, logistics, healthcare, education, and a growing base of small businesses. The community has become a hub for shopping and dining in Wilson County, with ongoing commercial development adding new restaurants, retail centers, and service-oriented businesses. Residential growth has been especially pronounced, with new single-family neighborhoods and multifamily communities emerging to meet demand from families and professionals drawn to the area's schools, amenities, and quality of life.

As Mount Juliet continues to attract new residents and investment, the city presents expanding opportunities for real estate development and repositioning, particularly in commercial corridors and emerging residential segments. Ongoing population growth, coupled with infrastructure improvements and a strong local business climate, positions Mount Juliet as one of the most dynamic suburban markets in Middle Tennessee.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	7,232	26,270	55,755
2025 Population	8,143	29,556	60,840
2030 Population Projection	9,616	34,898	70,810
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	3,031	10,284	20,672
2025 Households	3,387	11,483	22,432
2030 Household Projection	3,993	13,531	26,049
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$103,354	\$114,213	\$121,056

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **70 Athens Dr, Mount Juliet, TN 37122** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

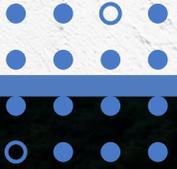
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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