

Publix #1220 - Mt. Juliet Village

11207 Lebanon Road
Mount Juliet, TN 37122
Lat 36.233, Long -86.514

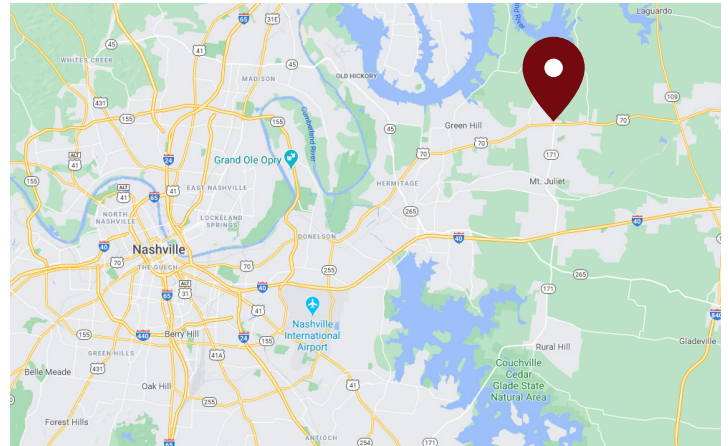
FOR LEASE



1,500 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center Located in Wilson County, TN Drawing an Average of 77,000 Visitors Per Month
- Strategically Positioned at the Signalized T-Intersection of N. Mt. Juliet Road and Lebanon Road Creating Excellent Access
- Benefits from the Explosive Residential and Commercial Growth in the Area with an Amazon Distribution Facility (2,000 Employees), Bradshaw Farms (561 Homes) Northtown Gardens Apartments (360 Units),
- Just Two Miles from the New Green Hill High School (1,400 Students) Which Opened in 2020 and Three Miles from Mt. Juliet High School (2,220 Students)
- Wilson County is One of the State's Top Five Most Affluent Counties, and has the Second Highest Median Income in Tennessee
- Traffic Count: 52,115 VPD



DEMOGRAPHICS	2 Mile	4 Miles	6 Miles
Total Population	14,033	42,537	105,056
Daytime Population	14,001	37,473	85,709
Total Households	4,865	15,032	39,263
Avg. HH Income	\$129,273	\$129,865	\$129,382

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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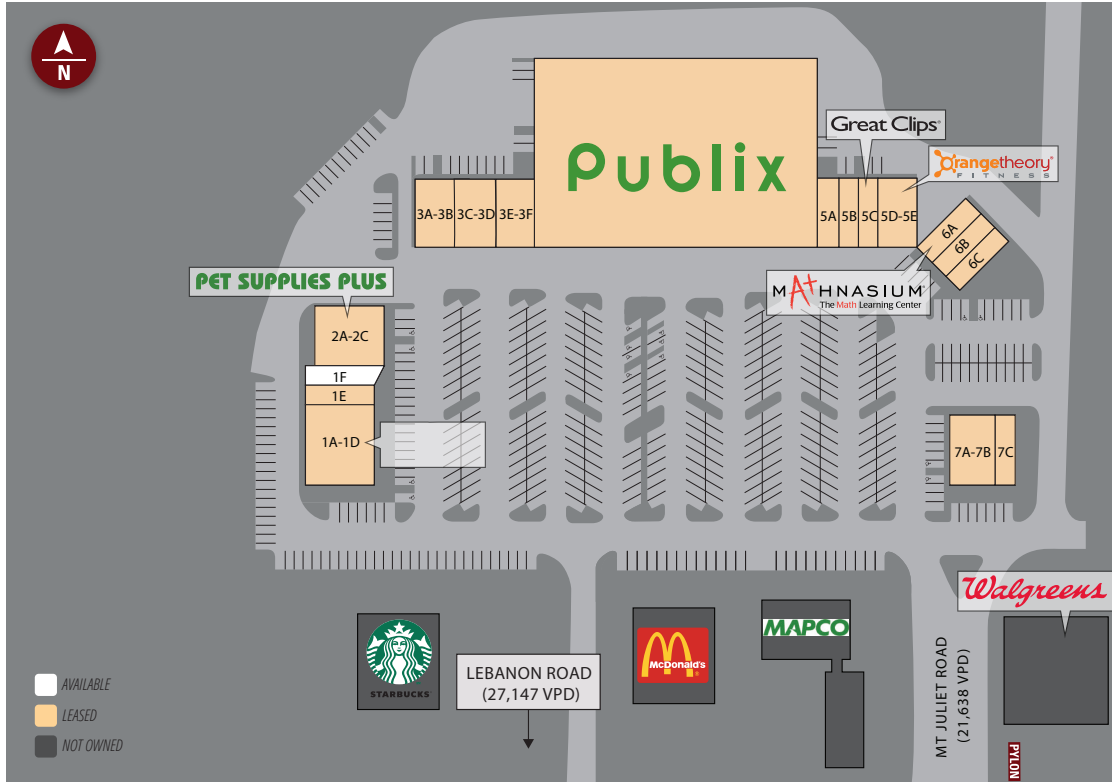
Crossman & Company

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SITE PLAN



Suite	Tenant	Size
1A-1D	Burn Boot Camp	5,600
1E	Premier Martial Arts	1,400
1F	AVAILABLE	1,500
2A-2C	Pet Supplies Plus	4,200
3A-3B	OISHI Asian Steak and Sushi	2,800
3C-3D	Star Physical Therapy	2,800
3E-3F	Denton Dental Solutions	2,800
4	Publix	54,340
5A	The Mail Box Store	1,400
5B	Le Bella Nail Spa	1,400
5C	Great Clips	1,400
5D-5E	Orangetheory Fitness	2,800
6A	Mathnasium	1,400
6B	M&D Massage	1,400
6C	Subway	1,400
7A-7B	El Comal Mexican Rest.	2,784
7C	Land Home Financial Services	1,400

TOTAL 90,824



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	195,711
Sunday	187,408
Friday	184,817

OF VISITS

TOP 3 HOURS

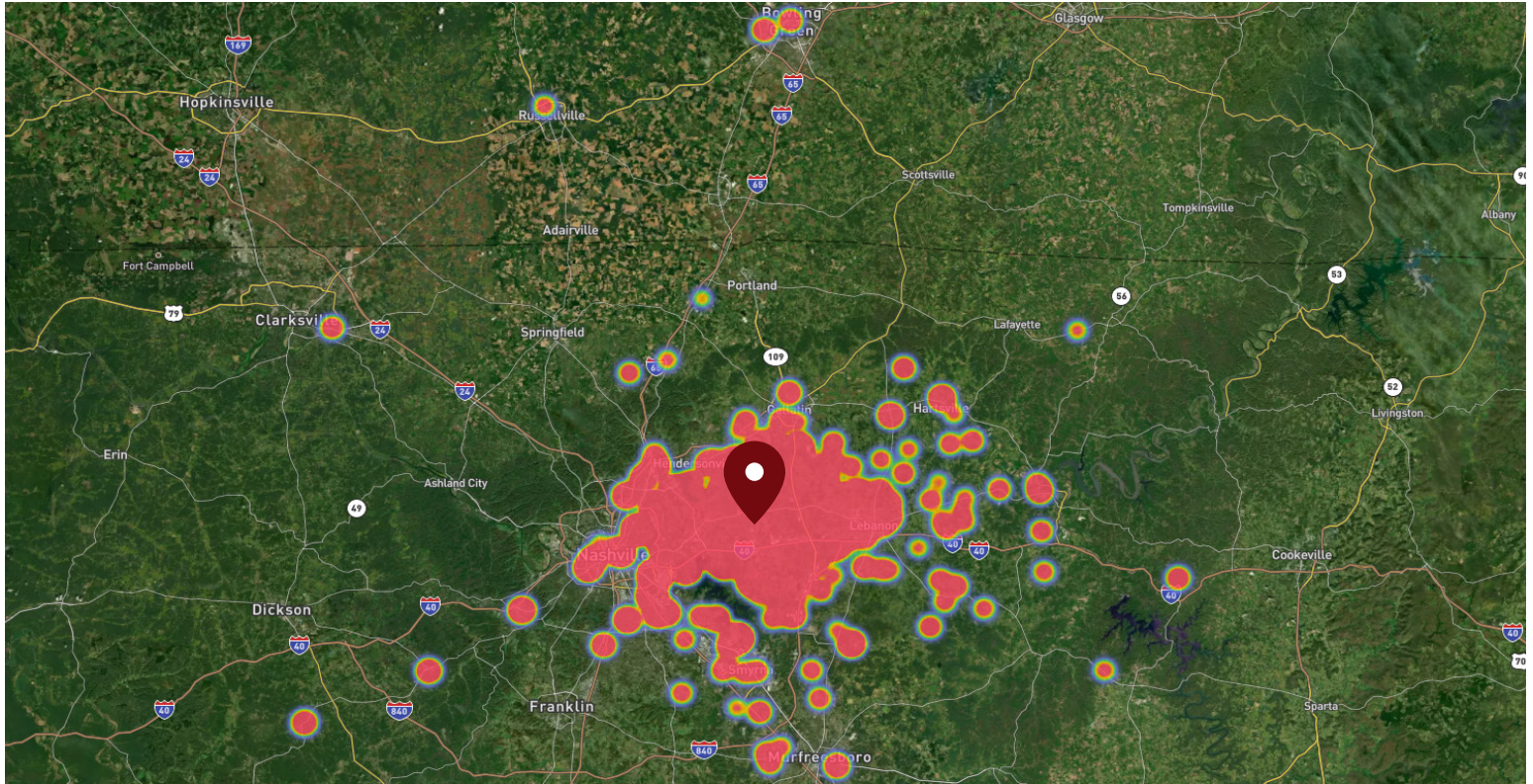


5-6 PM	221,909
4-5 PM	206,175
6-7 PM	198,030

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2023 - June 30, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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