

# CALDWELL PROFESSIONAL PLAZA MT JULIET

Shell Space Available for Medical Specialty Tenant



40 West Caldwell Street, Suite 103 | Mt. Juliet, TN 37122



**ANDERSON COMMERCIAL BROKERAGE**

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PARCEL #: 072H B 024.00 | WILSON COUNTY

LEASE RATE: \$21.50 SF NNN

CROSS STREET: N. MT JULIET ROAD

TRAFFIC COUNT: 31, 345 - N. MT JULIET RD @ CLEARVIEW DRIVE

TRAFFIC COUNT: 23, 624 - N. MT JULIET RD @ CREEKWOOD DRIVE

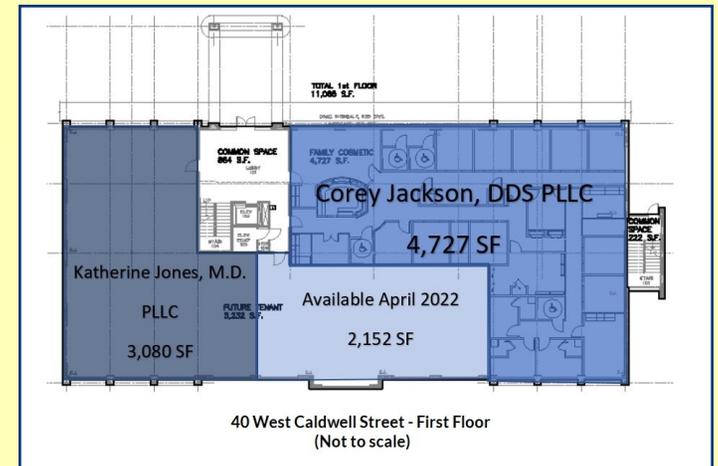
ACRES / SF: SUITE 103 - 2,152 SF

PARKING: 80 PAVED SURFACE SPACES



## HIGHLIGHTS:

- Unfinished shell space available for build out
- Generous tenant improvements allowance
- Monument signage on North Mt. Juliet Road
- Covered canopy for patient drop-off and pick-up
- Corner location: West Caldwell Street and North Mt. Juliet Road
- Near Mt. Juliet Town Center-retail, restaurants & professional office buildings
- Class A medical office building with well-maintained grounds
- Easy access to 1-40 or Lebanon Road



**2020 Population**

|  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------------------------------------------------------------|--------|---------|---------|
|                                                                                   | 3,982  | 33,411  | 87,025  |

**Average HH Income**

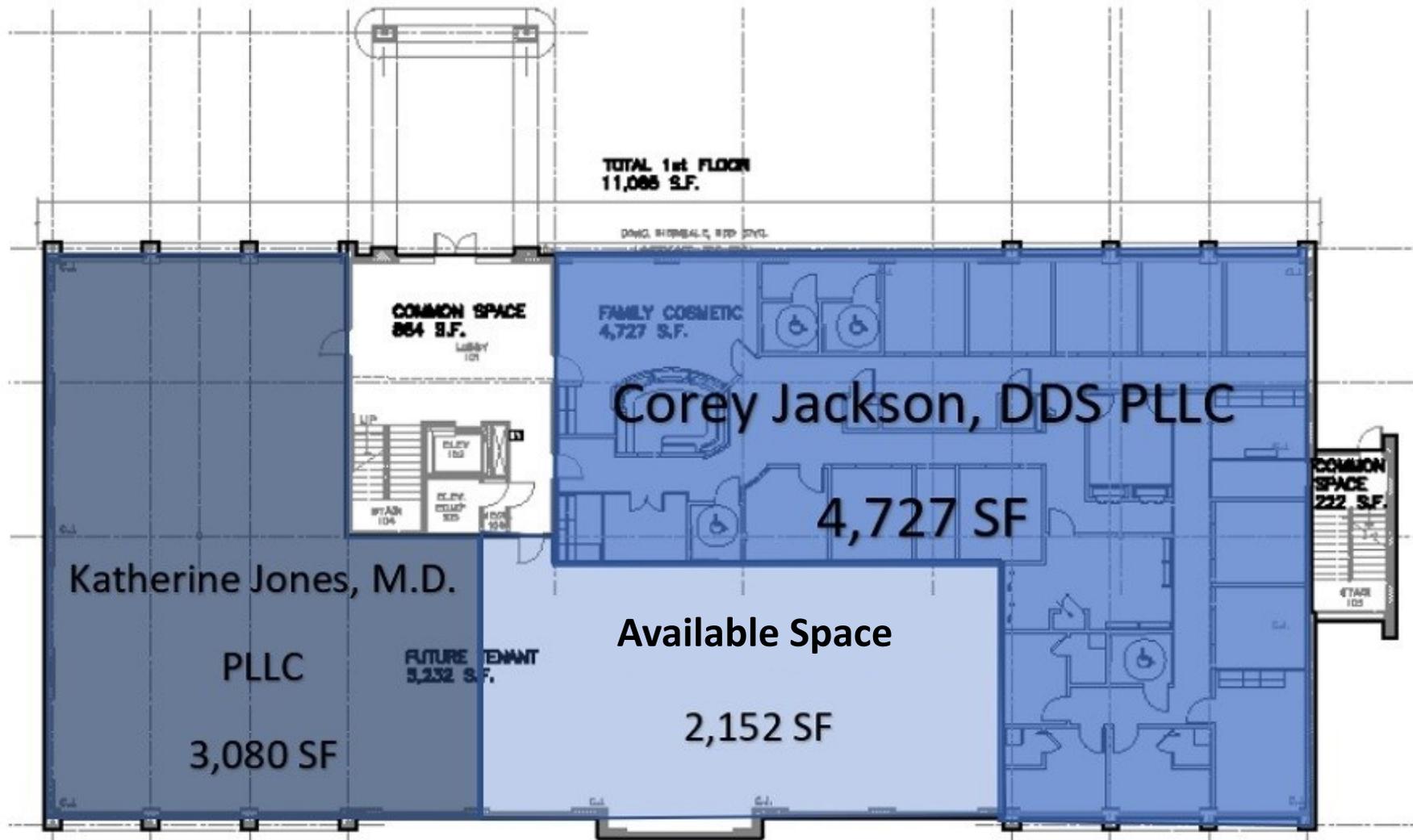
|  | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------------------------------------------------------------|-----------|-----------|-----------|
|                                                                                   | \$109,725 | \$108,629 | \$103,655 |

**Number of Households**

|  | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------------------------------------------------------|--------|---------|---------|
|                                                                                    | 1,392  | 12,014  | 33,184  |

Wilson County Tax Map





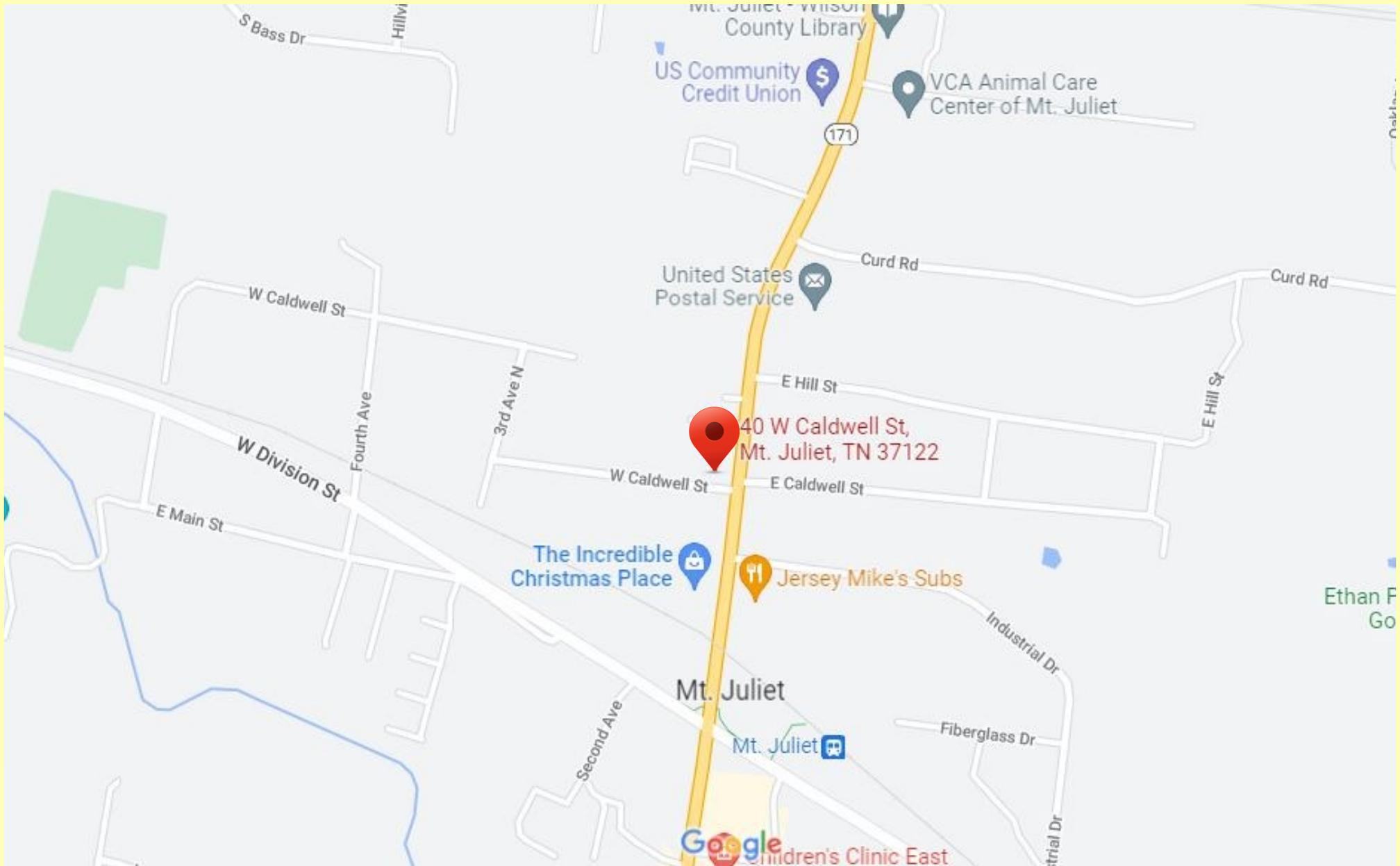
40 West Caldwell Street—First Floor

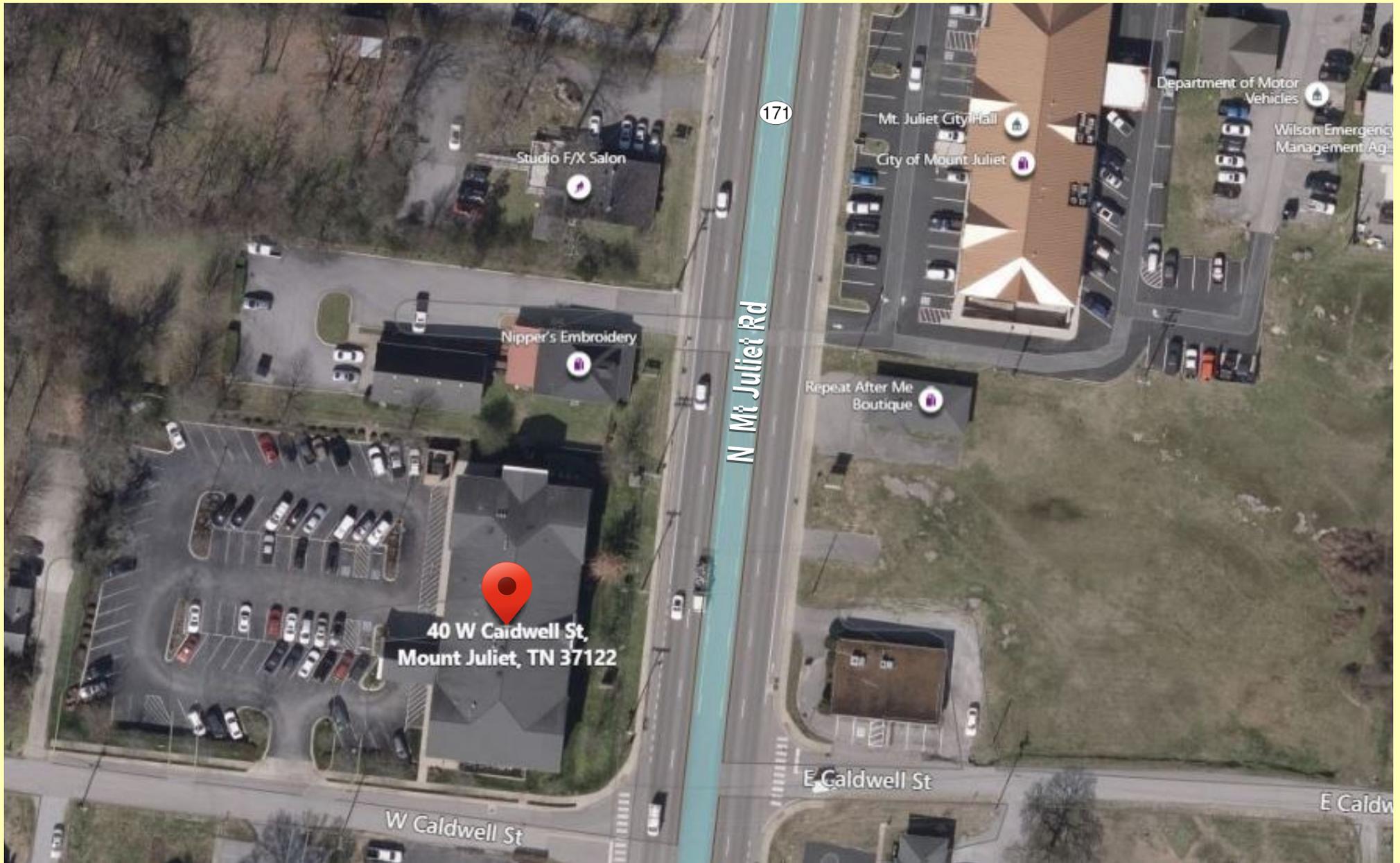
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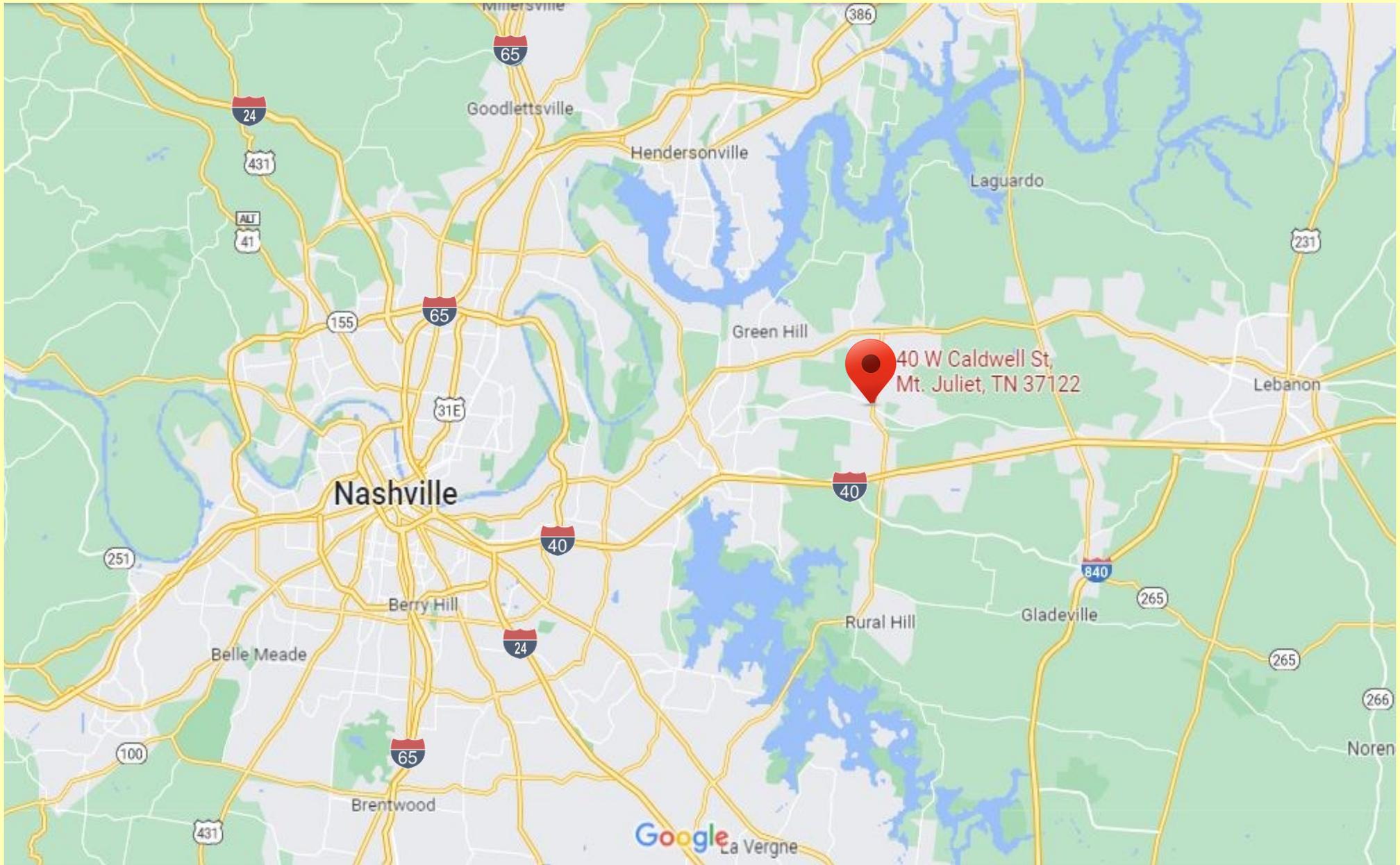


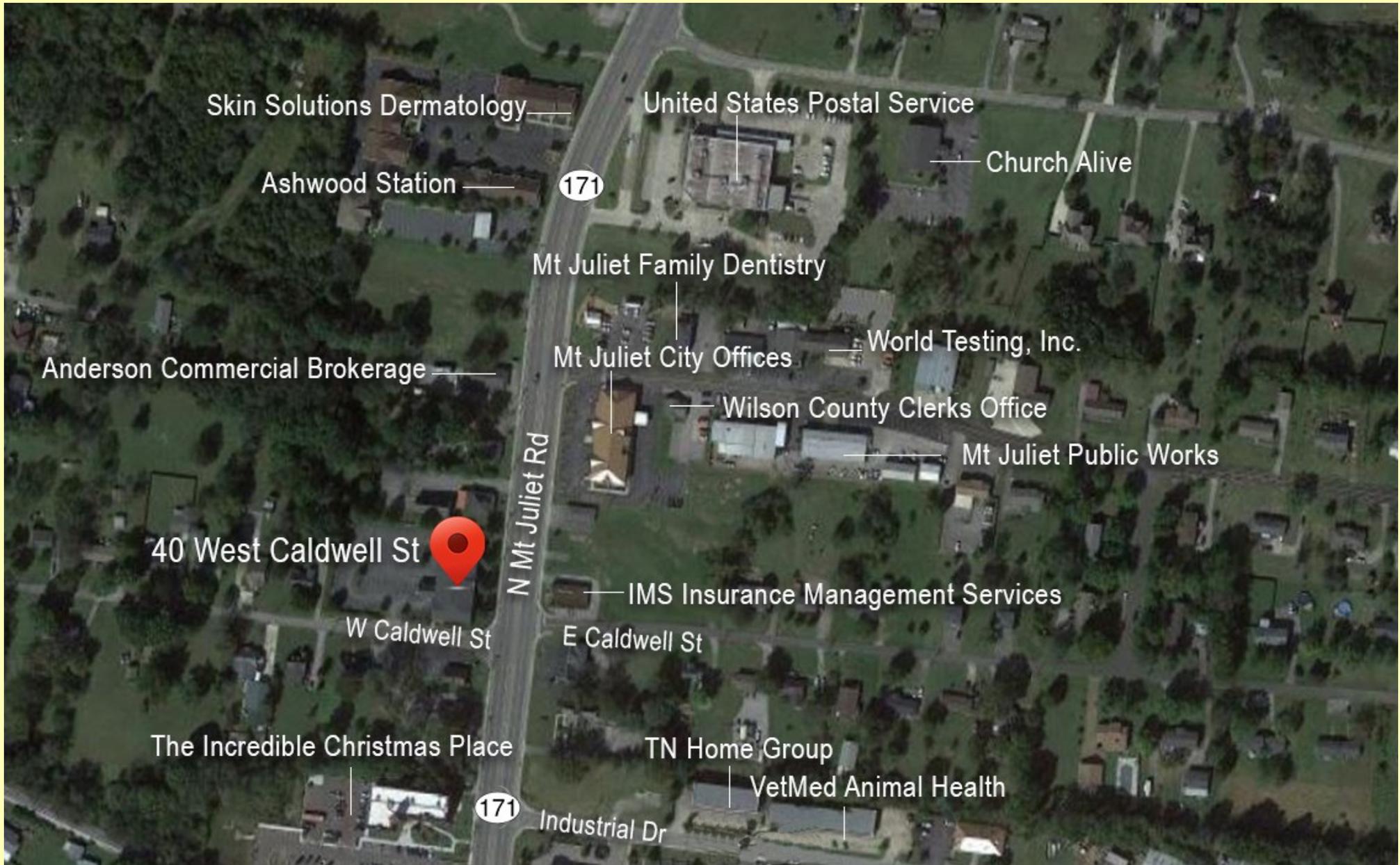














Our company success was earned from relationships and trust we achieved from our clients. ACB was established 30 years ago and I have been leading with 43 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



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*"We are and can be only as successful as our clients"*

*- Rita Anderson, Broker*

