

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

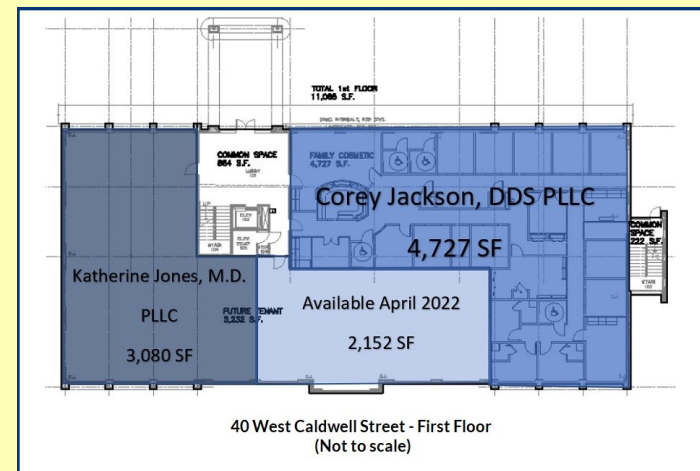
ACRES / SF: SUITE 103 - 2,152 SF

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 Bldgs
Class A Medical Office Building with Well-Maintained Grounds
Easy Access to I-40 or Lebanon Road
Current Tenants & Occupants Include: Family & Cosmetic Dentistry
Pediatric Dentist, Endodontist, Family Practice Physician



2020 Population

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

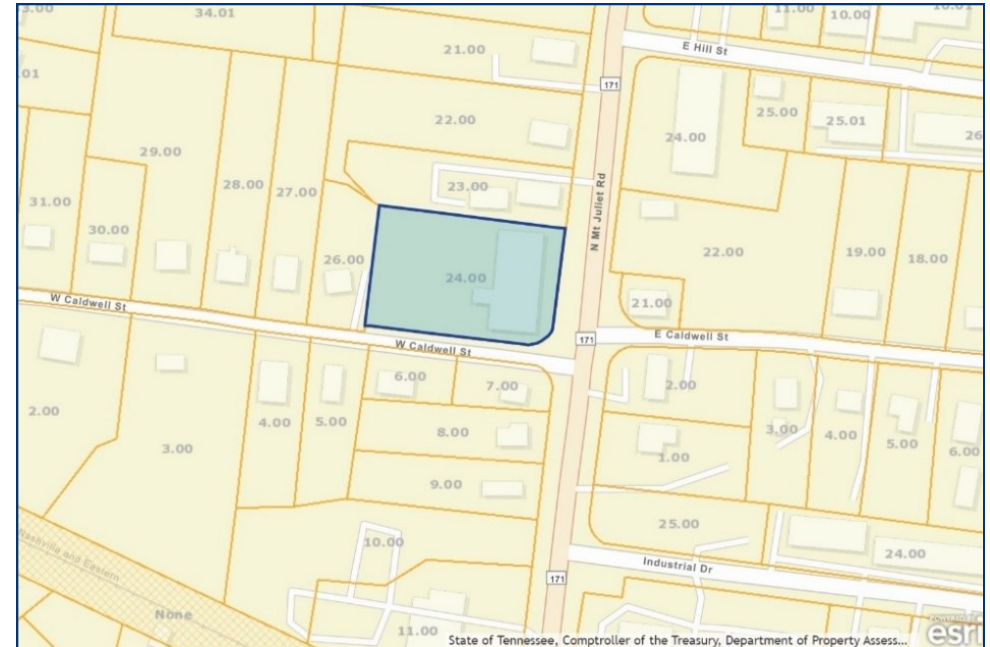
Average HH Income

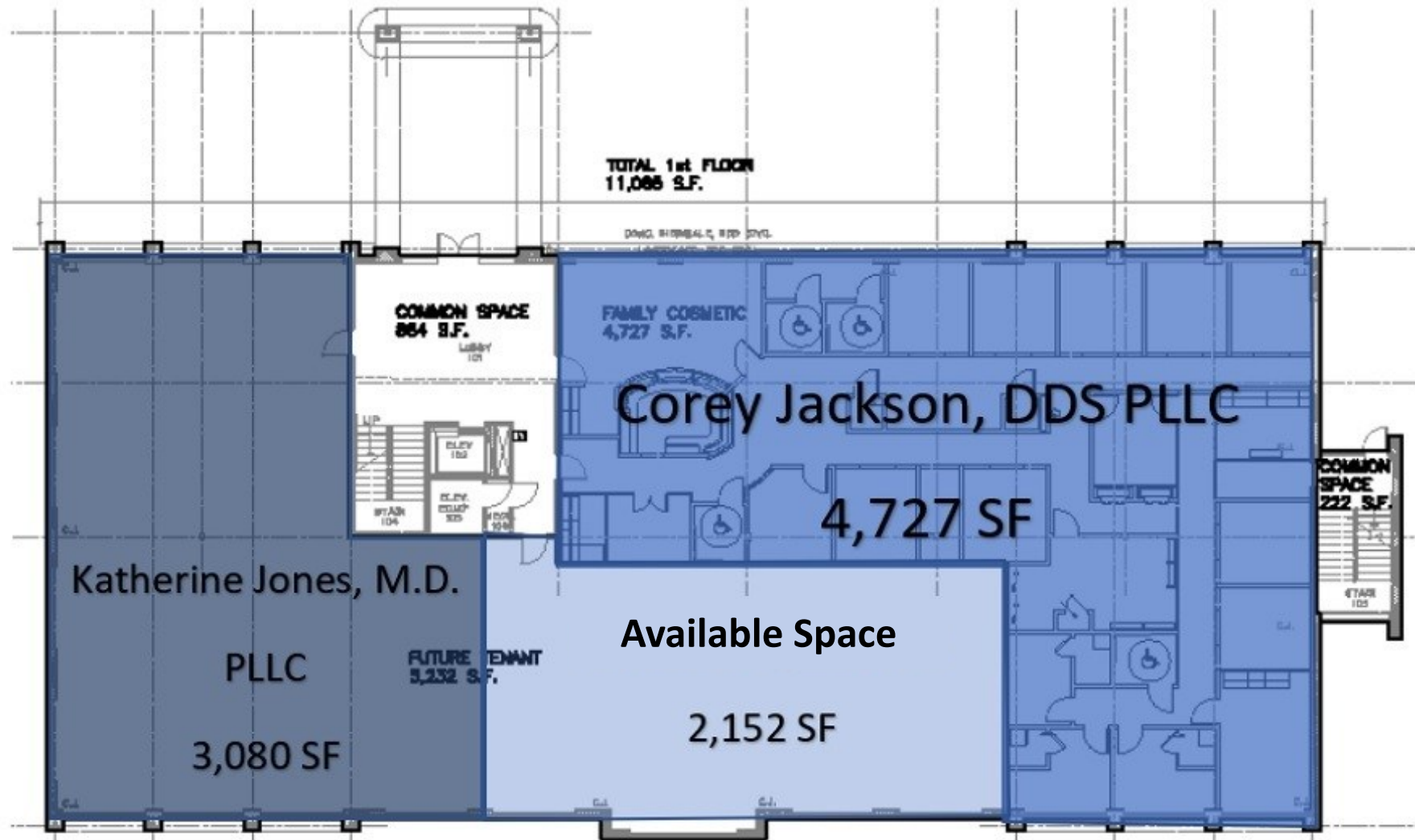
	1 MILE	3 MILES	5 MILES
	\$109,725	\$108,629	\$103,655

Number of Households

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

Wilson County Tax Map





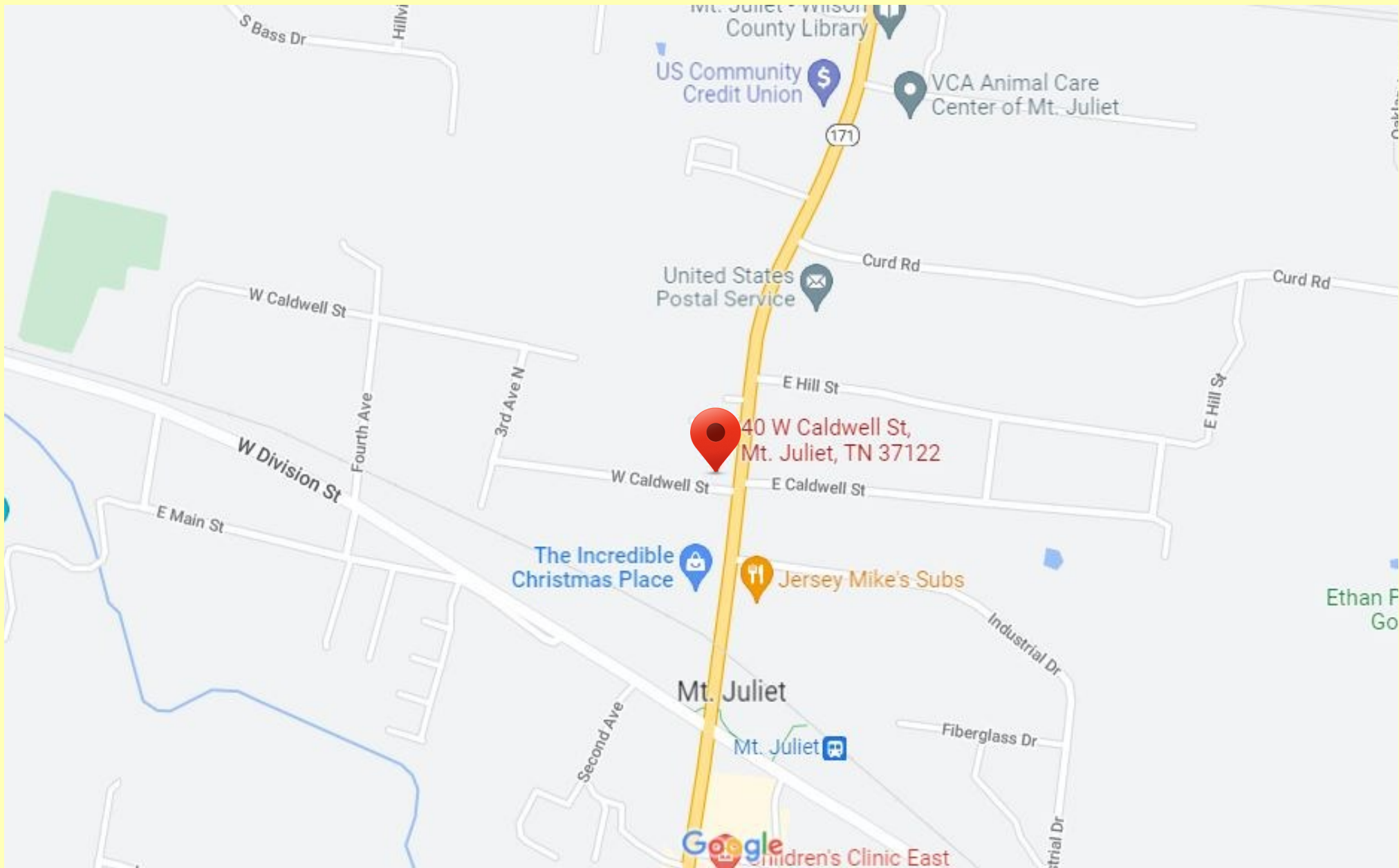
40 West Caldwell Street—First Floor

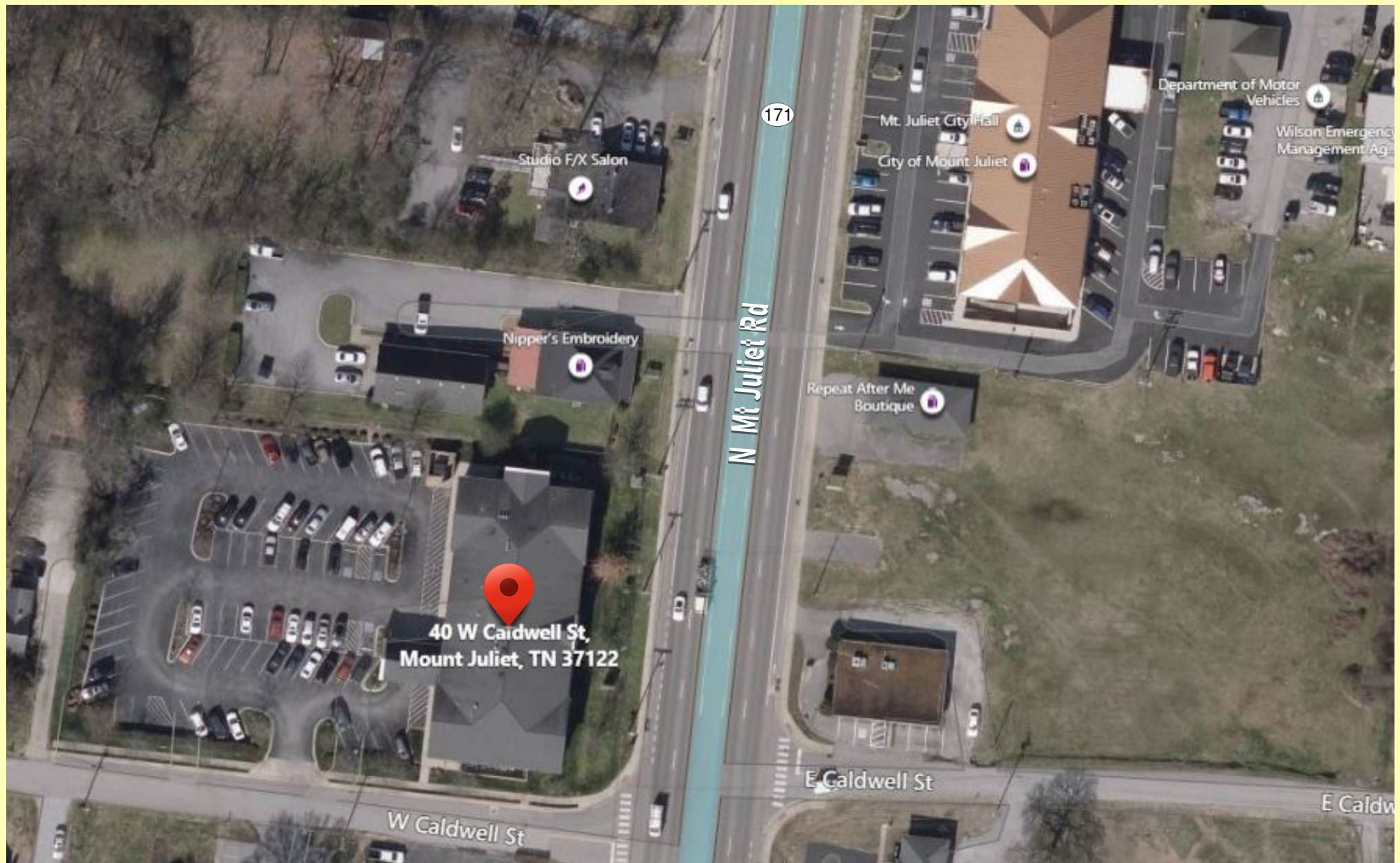
(Not to Scale)

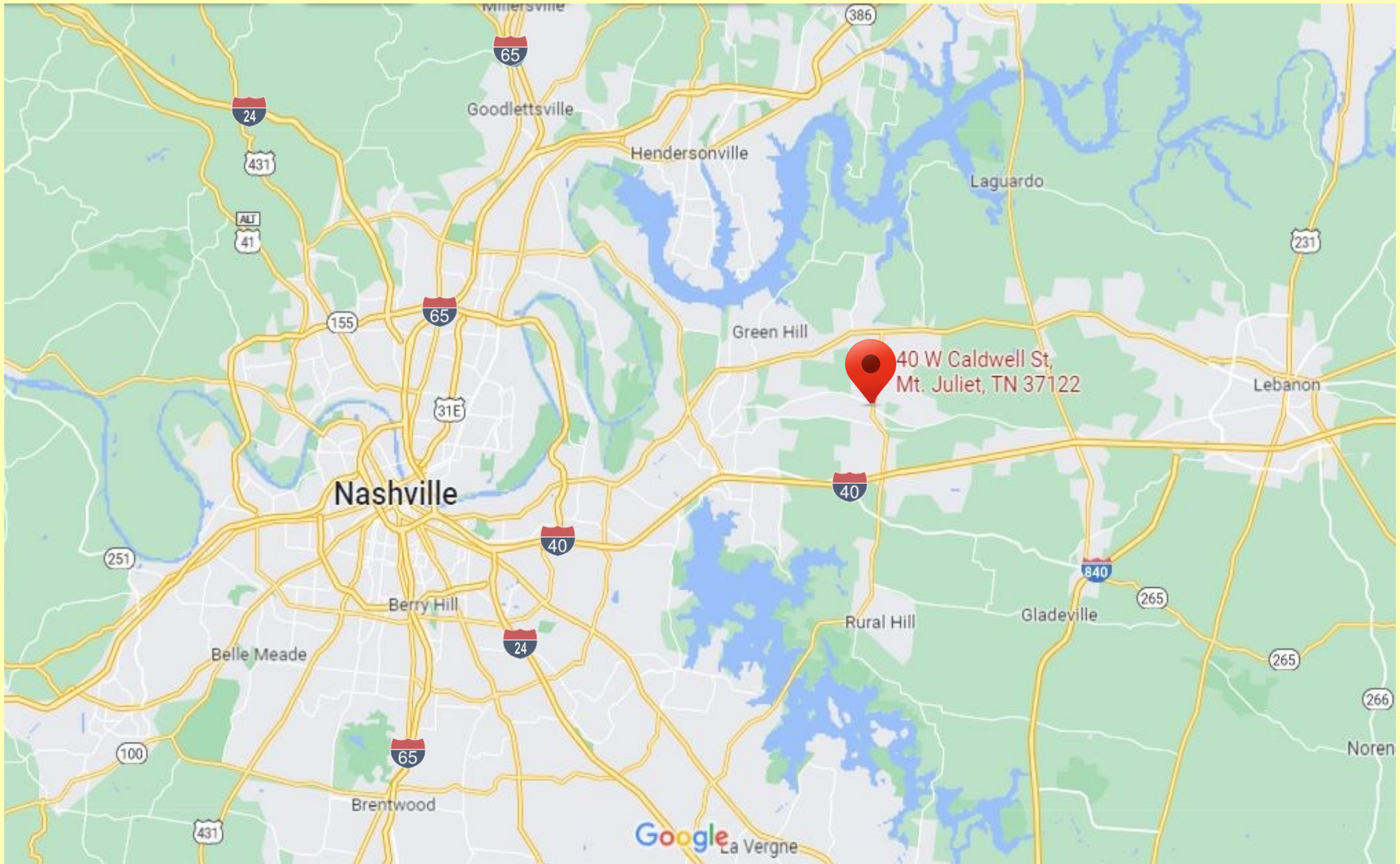
















Our company success was earned from relationships and trust we achieved from our clients. ACB was established 30 years ago and I have been leading with 43 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our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

