

Colliers

**AVAILABLE
±3,082 SF
RETAIL SPACE**

**4157 N Mt Juliet Road
Mt Juliet, TN 37122**



SITE HIGHLIGHTS

- ±3,082 SF in-line retail space with drive-thru available next to Mt Juliet Dental Group (Pacific Dental)
- Signalized corner location at the intersection of N Mt Juliet Rd and the entrance to Mt Juliet Kroger shopping center
- Strong area traffic counts of 25,508 ADT on N Mt Juliet Rd and 28,628 ADT on Lebanon Rd
- Nearby retailers include: Kroger, Publix, Slim Chickens, Starbucks, McDonald's, Regions Bank, Chase Bank, Chipotle, 7 Brew, Walgreens, etc.

LEASE RATE:
\$36.00/SF



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PROPERTY FACTS

- Property Type: In-line retail space with drive-thru
- Building Size: $\pm 5,926$ sq. ft.
- GLA Available: $\pm 3,082$ sq. ft.
- Year Built: 2017
- Parking: ± 50 shared spaces
- Co-Tenancy: Mt Juliet Dental Group (Pacific Dental)

DEMOGRAPHICS (3-MILE)

- Population: 27,528
- Projected Population Growth (2025–2030): 13%
- Households: 9,718
- Median HH Income: \$115,226
- Daytime Population: 7,388

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