

Colliers



1097 Weston Drive

Mt. Juliet, TN 37122

- Offering Memorandum -



Weston Drive

Photo of building prior to new paint and roof.

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EXCLUSIVE AGENTS

Sohaila Willis, CCIM <i>Vice President</i> +1 615 850 2757 sohaila.willis@colliers.com	Radley Hendrixson, CCIM <i>Senior Vice President</i> +1 615 850 2745 radley.hendrixson@colliers.com
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Colliers International Nashville
615 3rd Avenue S, Suite 500
Nashville, TN 37210
+1 615 850 2700 | colliers.com





EXECUTIVE SUMMARY

Colliers International is pleased to present for sale 1097 Weston Drive, Mt. Juliet, TN (“the property” or “the site”), a 10,500-square-foot building situated on an excellent corner lot that fronts N. Mt. Juliet Road. Due to its short distance to downtown Nashville and direct interstate access, Mt. Juliet has become one of the fastest growing areas of Tennessee, and Wilson County ranks as one of the top 5 most affluent counties in the state with the second highest median income. The property is currently 100% leased with solid, strong long-term medical tenants in place and rental rates below market, which offers an opportunity to increase market rental rates in the future. The 2.25-acre site provides an attractive possibility for continued use as office space or the option for the future development of a three-story or higher building.

Asking Price	\$3,450,000
Year 1 Proforma NOI	\$204,576
Number of Tenants	6
Occupancy	100%
Reimbursements	NNN
Building Size	10,500 SF
Land Size	2.25 AC

The Weston Drive positioning offers many advantages to its occupants.

- 17 miles east of downtown Nashville
- Located between two major national east-west routes, Interstate 40 and US 70
- Close proximity to many regional shopping centers
- Mt. Juliet employs over 18 thousand people
- Healthcare and Social Assistance make up the largest industries in the area
- The area experienced a 23.4% population growth between 2010-2018
- Strong average households incomes in excess of \$158,000 within Mt. Juliet
- Projected population growth of 2.9% in Mt. Juliet by 2030.

PROPERTY OVERVIEW

LOCATION



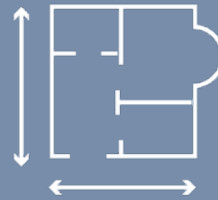
1097 Weston Dr.
Mt. Juliet, TN



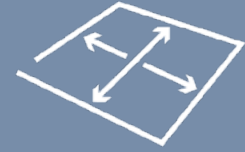
CTC
Zoning



095077 02802
Parcel Number



10,500
Total SF



2.25
Acres



1988
Year Built



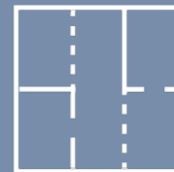
3.63 per 1,000
Parking Ratio



Excellent
Location



NEW
Roof, Paint & HVAC

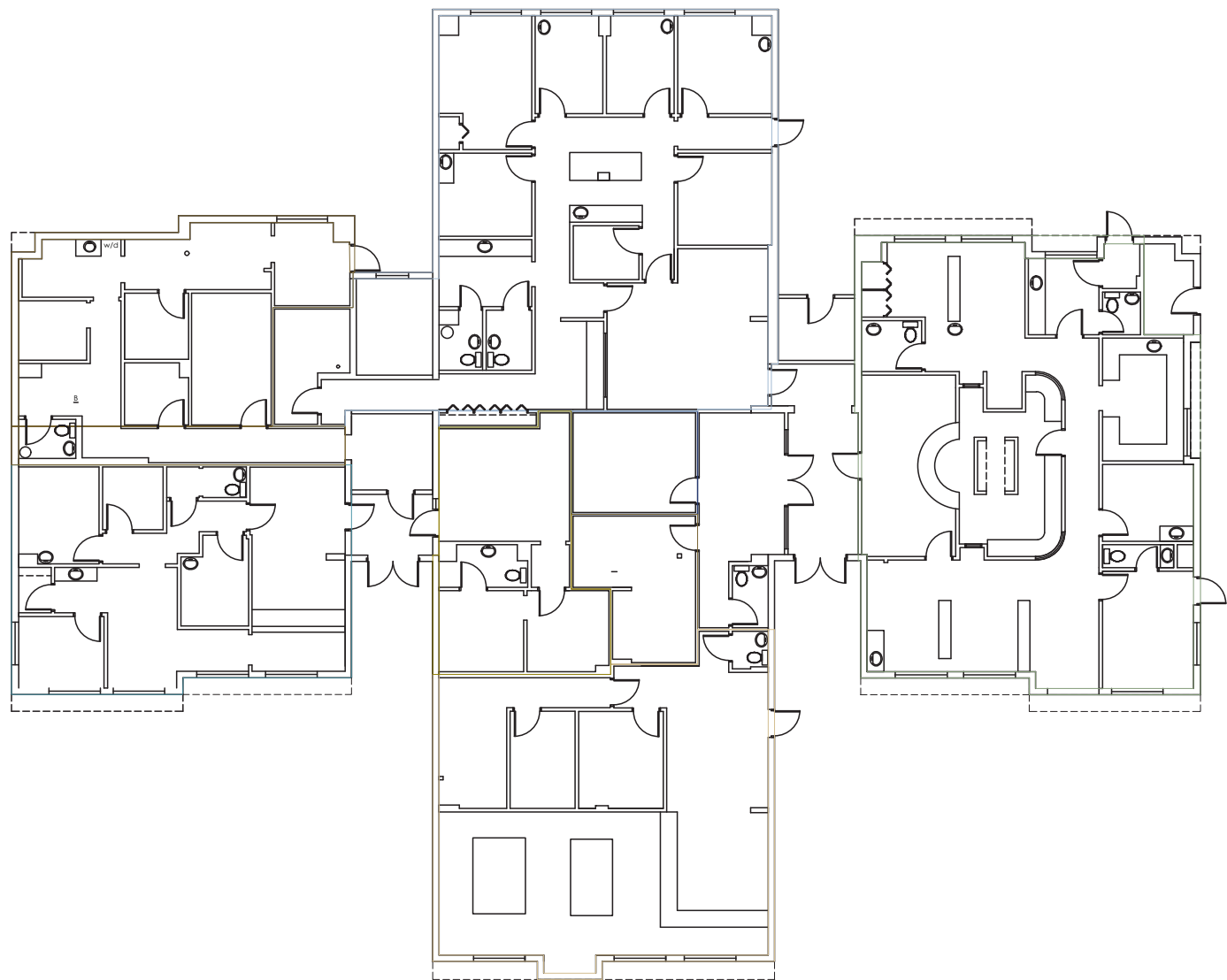


Multi Tenant
Medical Offices



100%
Occupied

FLOORPLAN



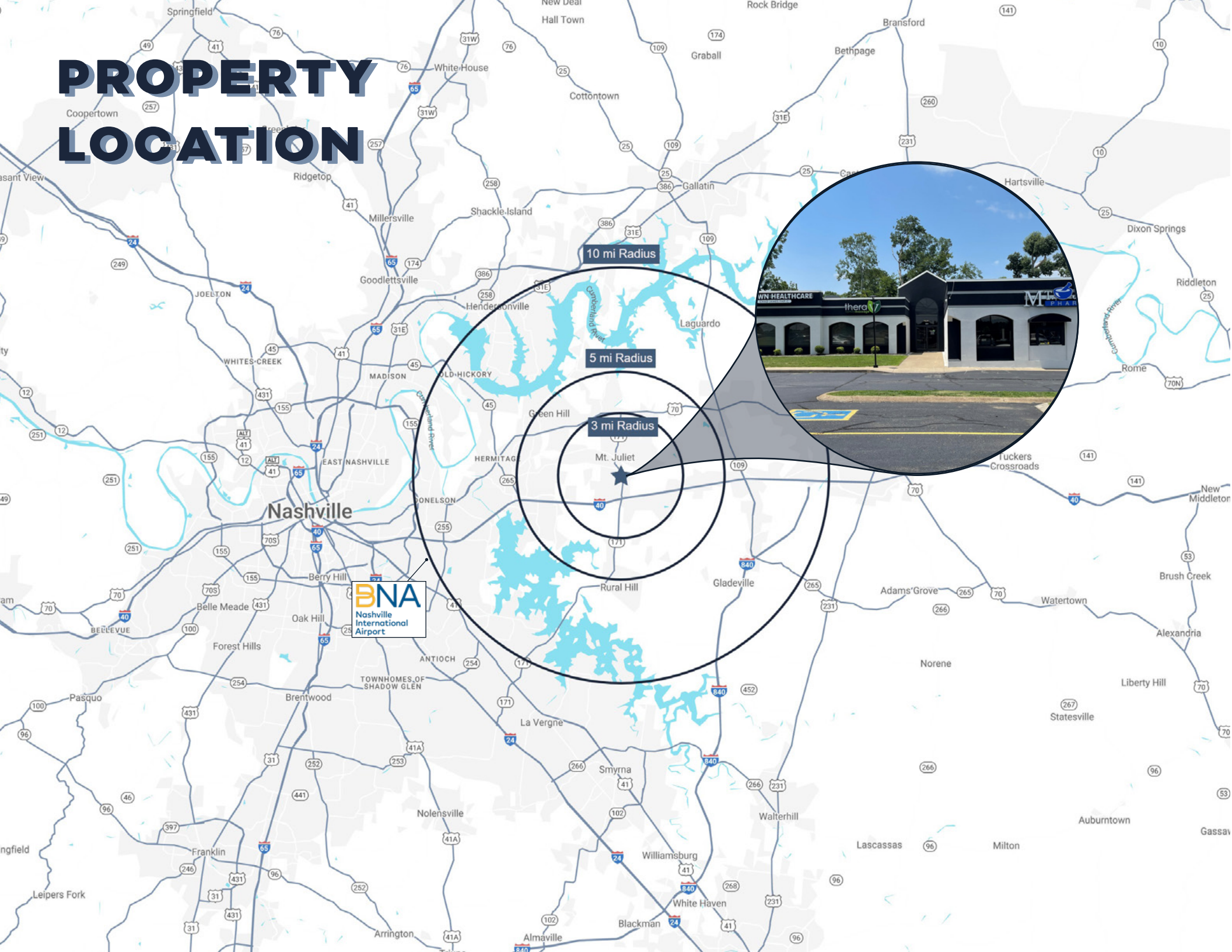
MIDTOWN HEALTHCARE
CHAD JAMES FNP-C

theraV
familymassage

MT. JULIET
PHARMACY



PROPERTY LOCATION



AREA AMENITIES



Subject property

1	Lowe's Home Improvement
2	Walmart
3	Academy Sports + Outdoors
4	IHop
5	Panda Express
6	At Home
7	Culver's
8	LongHorn Steakhouse
9	Cheddar's Scratch Kitchen
10	Aldi
11	Big Bad Wolf Smokehouse Grill
12	McDonald's
13	Hobby Lobby
14	Jason's Deli
15	Ashley Home Furniture

16	Target
17	TJ Maxx & Home Goods
18	Old Navy
19	Ross Dress for Less
20	JC Penney
21	PetSmart
22	Regal Cinemas
23	Kroger
24	Chick Fil A
25	Panera Bread
26	Belk
27	Best Buy
28	Martin's BBQ Joint
29	Walgreens



MT. JULIET TENNESSEE Market Area Overview

Mt Juliet — and Wilson County — are rapidly growing in residential, commercial & industrial development

Mt Juliet and Wilson County consistently rank among the fastest growing cities and counties in Tennessee. Mt Juliet, which has experienced a 90 percent growth since 2010, with a current estimated population of over 45,000. This highly desirable suburb provides residents with quick access to Nashville and the surrounding market, as well as nearby major employers, prestigious universities, world-class medical facilities, and notable attractions and amenities.

Notably, Mt. Juliet has seen the arrival of national brands like Texas Roadhouse, Tim Horton's, and Keke's Breakfast Cafe. Additionally, a developer has proposed changes to a commercial development plan along Lebanon Road, aiming to enhance the area's commercial appeal. Wilson County's strategic location, combined with its proactive economic development initiatives, positions it as a prime destination for commercial investment.

- Ranked #2 "Highest-Earning Counties in Tennessee" (Stacker, 2022)
- Ranked #4 "Most Business-Friendly city in Tennessee" (Money Magazine, 2020)
- Mt Juliet's Providence Marketplace is currently the largest shopping center between Nashville and Knoxville
- **Mt Juliet 2025 Demographics**
 - Projected 5-year population growth: 2.9%
 - Median household income: \$114,206
 - Workforce: 35,741
 - Unemployment rate: 2.4%
 - Household retail expenditure: \$1.05 B
 - 4-year degree or better: 57.2%

Providence Marketplace | 835,293 SF regional "omnicenter"





Home of the Nashville Superspeedway!

#22 Best Place to Live in the U.S.
(Money.com, 2020)

2nd wealthiest county
in Tennessee

- **170,494** population
(49% growth from 2010)
- **14.6%** projected population
growth in next 5 years
- **135,779** labor force
- **\$100,737** median HH income
- **46.8%** assoc. degree or higher
- **2.1%** unemployment rate
- **26,528** subdivision/apt units
approved/under construction/
proposed (Oct.2025)



Major employers:

CEVA Logistics: 625

Performance Food Group: 646

Amazon - Mt. Juliet: 1,000+

Vanderbilt Wilson County Hospital: 600

Cracker Barrel: 820

Manheim Nashville: 425

Genco ATC: 500

Genesco: 400

Under Armour: 1,500

Recent Economic Development

- JAN 2024: NewBasis invests \$6.3 million and opens new manufacturing facility in Lebanon bringing 250 new jobs
- MAY 2023: Chewy fulfillment center in Mt. Juliet started shipping packages from their new facility (planned to have up to 1,200 employees)
- FEB 2023: Webstaurant Store invested over \$103 million for a new distribution center in Lebanon to meet increasing demand adding 225 new jobs
- AUG 2022: Thermo Fisher Scientific opened it's largest single-use technology manufacturing facility in Lebanon
- NOV 2021: Amazon leased 610,000 SF in Mt Juliet for another distribution facility
- OCT 2021: REI announced plans to build a state-of-the-art, 450,000 SF distribution facility in Lebanon with 288 full-time jobs
- JULY 2021: Amazon's next-generation distribution hub in Mt Juliet opens with 3.52M SF of distribution space, 80K SF office space and up to 3,000 new jobs

NEW DEVELOPMENT

Mt. Juliet, TN

Subdivisions

1. **Unnamed Lebanon Rd Development**
93 Lots, 0% built out
2. **Devonshire**
68 Lots, 100% built out
3. **Canebrake at Hickory Hills**
276 Lots, 9% built out
4. **Greenhill Estates**
18 Lots, 100% built out
5. **Elliot Reserve**
64 Lots, 0% built out
6. **Paddock Place**
136 Lots, 54% built out
7. **Windtree Trace**
40 Lots, 0% built out
8. **Windtree Pines**
423 Lot, 27% built out
9. **Yorkshire Estates**
80 Lots, 0% built out
10. **Willow Landing**
212 Lots, 22% built out
11. **Benders Cove**
47 Lots, 0% built out
12. **Silver Springs**
248 lots, 67% built out
13. **Mira Bella**
434 lots, 0% built out
14. **Tomlinson Pointe**
192 lots, 44% built out
15. **Stonehollow**
519 lots, 60% built out
16. **Tuscan Gardens**
369 lots, 67% built out
17. **Bradshaw Farms**
636 lots, 10% built out
18. **Lynwood Station**
332 lots, 21% built out
19. **McFarland Town Center**
674 lots, 0% built out
20. **Beckwith Road Site**
103 lots, 0% built out
21. **Waltons Grove**
446 lots, 70% built out

22. **Bershire Ridge**
150 lots, 42% built out
23. **Sharpes Crossing**
61 lots, 80% built out
24. **Hawthorne Valley**
198 lots, 22% built out
25. **Hamilton Hill**
457 lots, 0% built out
26. **Cook Road Site**
242 lots, 0% built out
27. **Windover**
453 lots, 0% built out
28. **Autumn Breeze**
50 lots, 24% built out
29. **Catelsonia**
46 lots, 41% built out
30. **Cassa**
144 lots, 68% built out
31. **Stewarts Landing**
40 lots, 100% built out



AREA DEMOS



2025
Population

2,698
(1 mile)

36,980
(3 miles)

78,930
(5 miles)

Daytime
Population

6,021
(1 mile)

38,040
(3 miles)

67,660
(5 miles)

Project
Population 2030

3,093
(1 mile)

42,448
(3 miles)

86,491
(5 miles)



2025
Average HH Income

\$167,776
(1 mile)

\$164,753
(3 miles)

\$147,701
(5 miles)

Total
Households

1,176
(1 mile)

14,155
(3 miles)

30,271
(5 miles)

2,849
Total businesses within
5 mile radius

18,253
Labor Force within
5 mile radius

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Sohaila Willis, CCIM

Vice President

+1 615 850 2757

sohaila.willis@colliers.com

Radley Hendrixson, CCIM

Senior Vice President

+1 615 850 2745

radley.hendrixson@colliers.com



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