

# The City Center, *For Lease*

1710 Mt Juliet Road, Mt. Juliet, TN 37122



LINEBERRY  
PROPERTIES

Mark Lineberry | Lineberry Properties, Inc.  
LineberryProperties.com  
P.O. Box 1767, Mt. Juliet, TN 37121  
Email [info@LineberryProperties.com](mailto:info@LineberryProperties.com)  
Office (615) 758-5836 | Cell (615) 478-3130

## PROPERTY HIGHLIGHTS

- **Building SF:** ..... 45,733
- **Land Size:** ..... 4.6 Acres
- **Year Built:** ..... Reconstruction completed in 2017
- **Lease Commencement:** . All unites have individual commencement
- **Lease Expiration:** ..... All units have individual expirations depending on lease date.
- **Lease Terms:** ..... 5 Year Leasing Minimum
- **Rent Increases:** ..... Flat or Term
- **Lease Type:** ..... NNN Lease / All Inclusive
- **Occupancy Rate:** ..... 100%
- **Rent Schedule:** ..... Lease Terms Lease Years
- **Renewal Increase**
  - Original LT ..... 1-5 10% +
  - 1st Renewal .... 6-11 10% +
  - 2nd Renewal ... 11-16 10% +
  - 3rd Renewal ... 17-21 10% +



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## PROJECT HIGHLIGHTS

- **NNN Triple Net Lease** .... 5 Year Lease with no Landlord expense responsibilities and renewal options to extend terms.
- **All Inclusive** ..... \$1500.00 Base Rent for Suites 1724, 1726, & 1728
- **Remolded Construction**.. completed in 2017
- **Extensive Redevelopment in Immediate Area**
- **High Traffic Site** ..... Mt Juliet Road, South of Providence and I-40 Interchange. Highest Traffic City in the County.
- **Retail Demographics** ..... 33,000 Population



**NIGHT VIEW  
THE CITY CENTER**



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A new, large-scale commercial and residential development called "Providence Marketplace" is located on the city's southern side near Interstate 40. Tenants include Target, Belk, JCPenney, Best Buy, PetSmart, Old Navy, Kroger, and a 14-screen multiplex operated by Regal Entertainment.

Providence Commons is a 200,000 square foot shopping center on a 30.8-acre site on South Mt. Juliet Road and Providence Parkway. It is anchored by a 54,000 square foot Publix Supermarket, with three to four anchor and junior anchor tenants, small shop retail, and six outparcels.[12] Mt. Juliet Crossing is a 37+ acre development of office and retail located in Mt. Juliet at Central Pike and South Mt. Juliet Road, with tenants including Hampton Inn & Suites, restaurants, Walgreens, retail stores, and medical offices. Adams Lane Plaza is a 35,000 square foot retail center located in Mt. Juliet at Interstate 40 and South Mt. Juliet Road. Paddock Place offers one million square feet of retail and office space located on North Mt. Juliet Road just off Interstate 40. Its anchor tenants include Lowe's, Academy Sports & Outdoors and Wal-Mart, plus restaurants and retail outlets.

Currently many homes, apartments, retail and mixed use projects are either proposed or under construction in the Mount Juliet area. In 1999, citizens voted to allow Liquor -By-The-Drink sales inside the city limits, in the hope of attracting major chain restaurants. Companies that have facilities in Mount Juliet include FedEx and Under Armour.

## Lake Providence

Nashville Superspeedway, a 1.33-mile (2.14 km) oval hosting NASCAR Busch Series, Craftsman Truck Series, and Indy Racing League events, is located in nearby Gladeville. In 2011 the track notified NASCAR that it would not seek sanctioned races for 2012, but remains available for Race Team Testing.



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## SPACES AVAILABLE FOR LEASING

### SPACE 1720



Space Available..... 3,000 Sq

Rental Rate ..... Negotiable

Space/Lot Type..... Strip Center

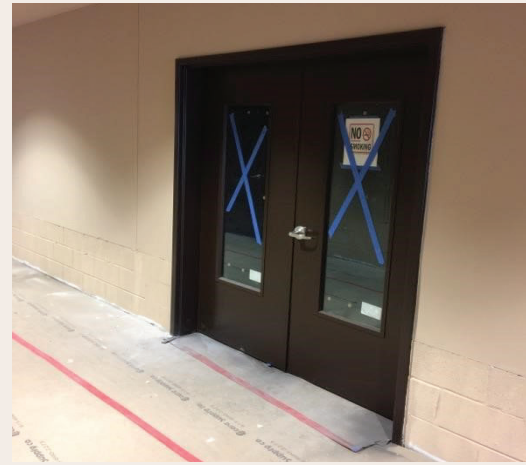
Additional Space ..... Retail (Other)

Lease Type ..... NNN

Date Available ..... Currently

Lease Term ..... 60 Months

### SPACE 1724



Space Available..... 500 Sq

Rental Rate ..... \$1500.00

Space/Lot Type..... Strip Center

Additional Space ..... Retail (Other)

Lease Type ..... All Inclusive

Date Available ..... Currently

Lease Term ..... 60 Months



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## SPACES AVAILABLE FOR LEASING

### SPACE 1726



Space Available..... 3,000 Sq

Rental Rate ..... Negotiable

Space/Lot Type..... Strip Center

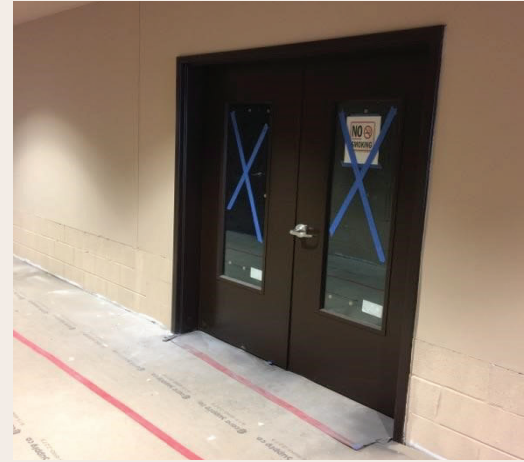
Additional Space ..... Retail (Other)

Lease Type ..... NNN

Date Available ..... Currently

Lease Term ..... 60 Months

### SPACE 1728



Space Available..... 500 Sq

Rental Rate ..... \$1500.00

Space/Lot Type..... Strip Center

Additional Space ..... Retail (Other)

Lease Type ..... All Inclusive

Date Available ..... Currently

Lease Term ..... 60 Months



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## SPACES AVAILABLE FOR LEASING

### SPACE 1762



Space Available..... 3,600 Sq

Rental Rate ..... Negotiable

Space/Lot Type..... Strip Center

Additional Space ..... Retail (Other)

Lease Type ..... NNN

Date Available ..... Currently

Lease Term ..... 60 Months

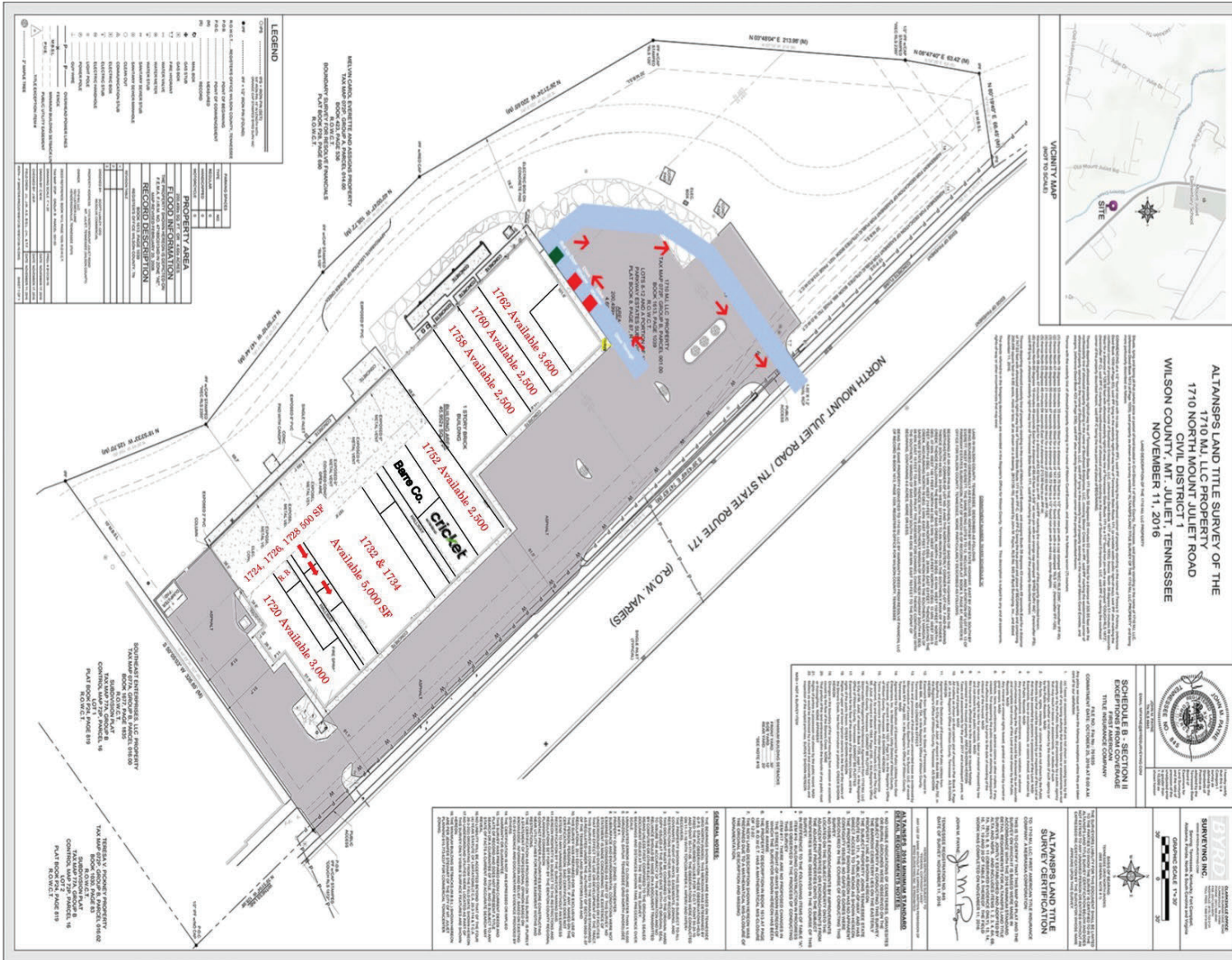


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