

Greenhill Junction

Lebanon Road
Mt. Juliet, TN (Nashville Metro)

MULTIPLE RETAIL PAD SITES AVAILABLE FOR SALE OR LEASE



Greenhill Junction

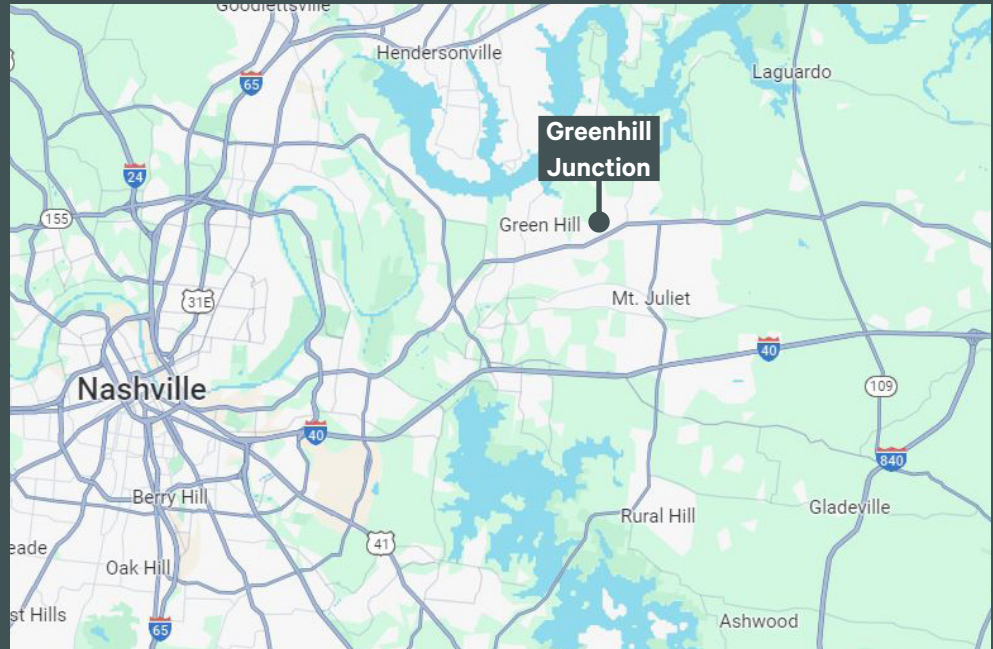
Lebanon Road - Mt. Juliet, TN

For Sale or Lease

Executive Summary

CBRE is pleased to offer for sale or ground lease retail outparcels located along one of Nashville's primary commercial arteries, surrounding a planned Wawa convenience store, and adjacent to a newly constructed high school with $\pm 2,000$ students. The site totals ± 5.8 acres, is subdivisible for a wide variety of uses, and can be delivered pad-ready.

- Located at signalized intersection of Lebanon Road and N Greenhill Road with traffic counts of $\pm 27,867$
- Adjacent to newly constructed Green Hill High School, a 60 acre, \$107 million campus with $\pm 2,000$ students
- Zoning and entitlements in place for a wide spectrum of commercial uses such as QSR, bank, daycare, restaurant, medical, fitness, essential services, and more
- Flexible configuration and cross-access to promote maximum efficiency
- Multiple points of ingress/egress from Lebanon Road and secondary roads, plus shared entrance with Green Hill High School
- Located in the heart of rapidly growing Mt. Juliet market, with over 7,000 new residential units planned or underway



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	3,303	39,164	89,974
Annual % Population Growth	1.37%	1.09%	1.27%
2023 Average Household Income	\$121,114	\$123,608	\$123,065
2023 Median Household Income	\$105,887	\$103,580	\$97,960

TRAFFIC COUNTS	AADT
Lebanon Road	$\pm 27,867$ AADT

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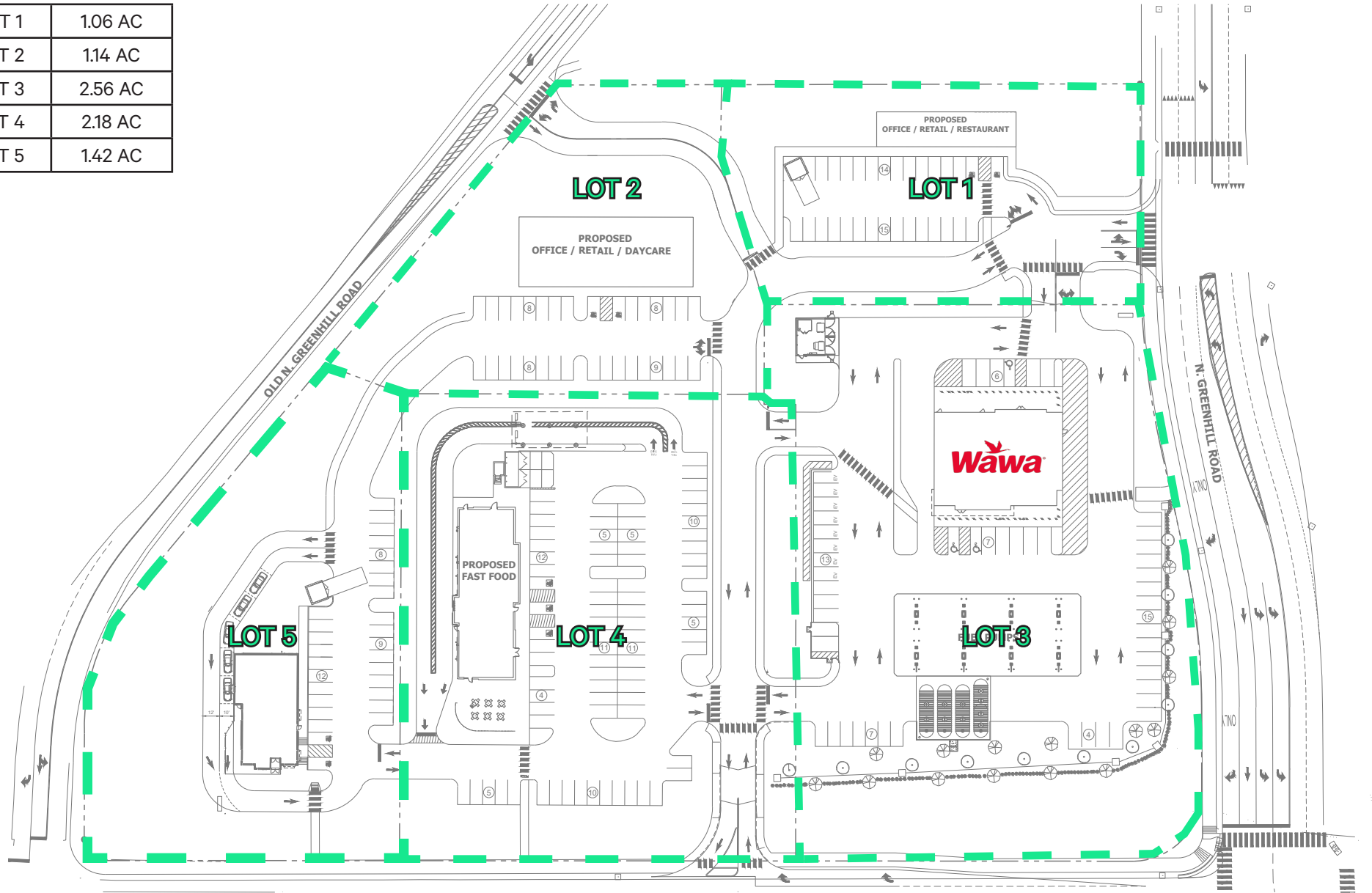
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Outparcel sizes and configurations flexible - please call for pricing

LOT 1	1.06 AC
LOT 2	1.14 AC
LOT 3	2.56 AC
LOT 4	2.18 AC
LOT 5	1.42 AC



Location Map

10 MINUTE DRIVE TIME

DEMOGRAPHICS

10 MIN

3 MILE

2023 Population

51,436

39,164

2023 Average Household Income

\$120,063

\$123,608

3 MI

Cedar Grove

LEBANON ROAD ±27,867

70

SR 45

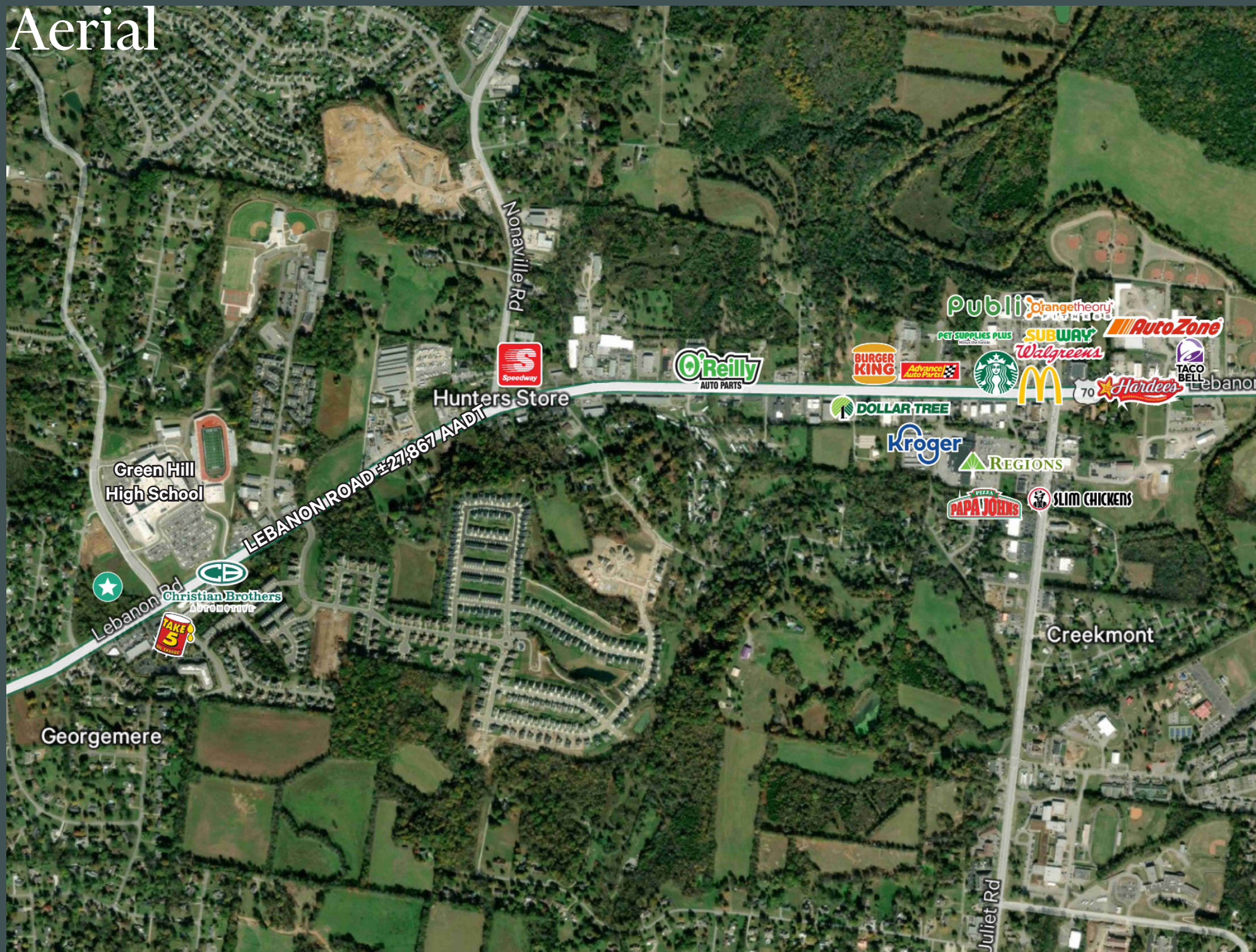
Lebanon Rd

Mart

Mt Juliet



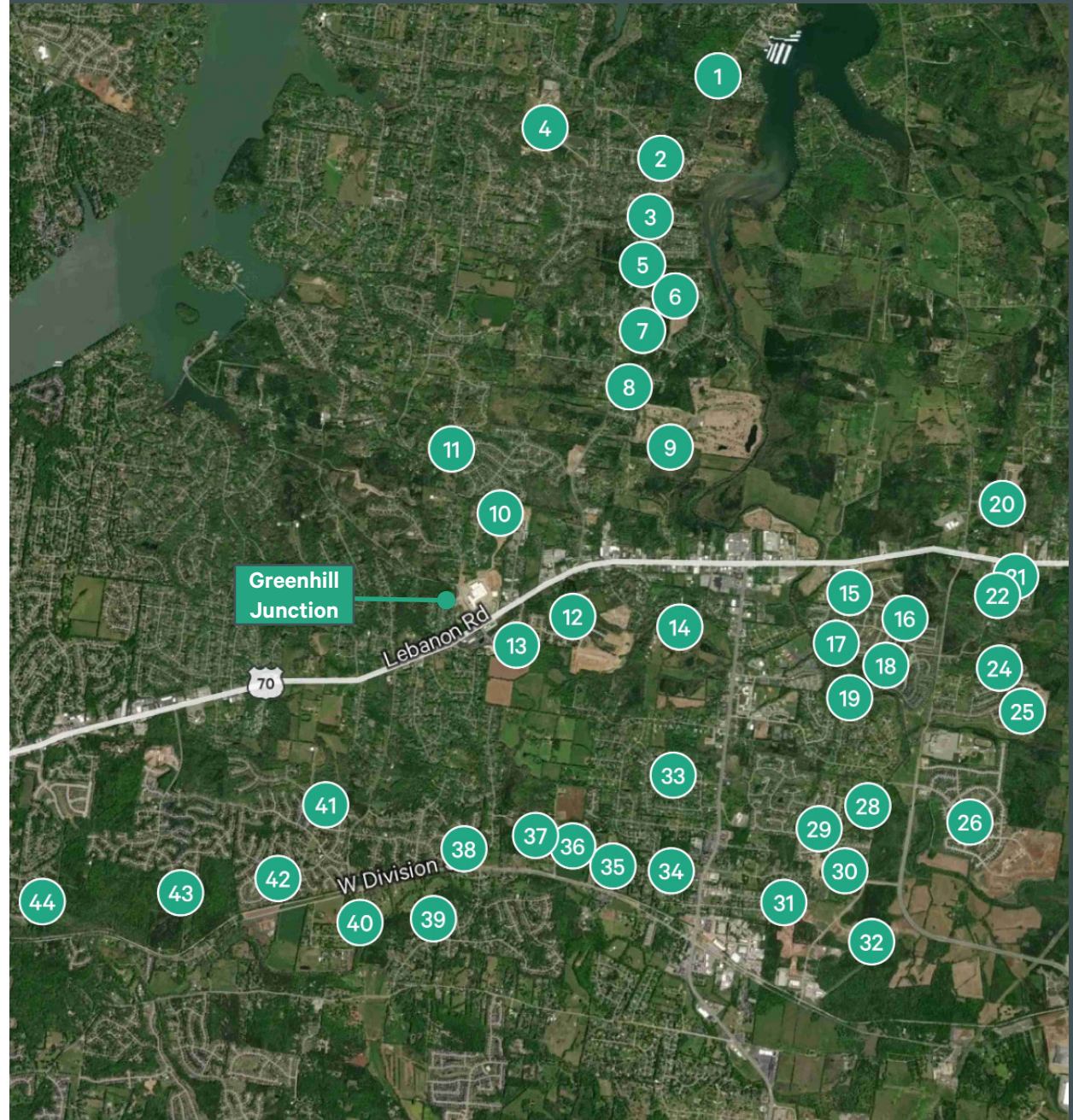
Aerial



Residential Development Map

- 1. Savannah Point**
34 Lots, 62% built out
- 2. Heron Hills**
5 Lots, 0% built out
- 3. Ridgeview Preserve**
20 Lots, 100% built out
- 4. Royal Oaks 3**
38 Lots, 100% built out
- 5. Royal Oaks Phase II**
33 Lots, 100% built out
- 6. Cedar Shore**
52 Lots, 100% built out
- 7. Sunrise Acres**
35 Lots, 100% built out
- 8. Carriage Trail**
29 Lots, 100% built out
- 9. Paradise Acres**
114 Lots, 100% built out
- 10. Windtree Pines**
296 Lots, 0% built out
- 11. Windtree Trace**
334 Lots, 99% built out
- 12. Cambridge Woods**
41 Lots, 100% built out
- 13. Nicolas Vale**
324 Lots, 100% built out
- 14. Mt. Juliet Commons**
25 Lots, 100% built out
- 15. Sunset Point**
20 Lots, 100% built out
- 16. Cypress Glen**
46 Lots, 100% built out
- 17. Saddle Wood**
120 Lots, 88% built out
- 18. Park Glen**
485 Lots, 68% built out
- 19. Tuscan Glen**
31 Lots, 100% built out
- 20. Tuscan Gardens**
270 Lots, 100% built out
- 21. Silver Springs**
187 Lots, 78% built out
- 22. Parrish Place**
125 Lots, 100% built out

- 23. Curd Road Subd.**
20 Lots, 0% built out
- 24. Tomlinson Park**
208 Lots, 0% built out
- 25. Greystone**
38 Lots, 100% built out
- 26. Stonehollow**
487 Lots, 53% built out
- 27. Jackson Hills**
590 Lots, 84% built out
- 28. Bradshaw Farms**
561 Lots, 0% built out
- 29. Woodland Place**
179 Lots, 98% built out
- 30. Timber Trail**
249 Lots, 99% built out
- 31. Eston Place**
16 Lots, 100% built out
- 32. Oak Hill**
172 Lots, 88% built out
- 33. Somerset Place**
34 Lots, 97% built out
- 34. Denny Hills**
283 Lots, 100% built out
- 35. Hillview Heights**
94 Lots, 100% built out
- 36. Lynn Haven**
17 Lots, 76% built out
- 37. Lynn Haven Ph. 3**
36 Lots, 0% built out
- 38. The Park at Mt. Vernon**
155 Lots, 100% built out
- 39. Brookstone**
203 Lots, 92% built out
- 40. Caravelle Estates**
72 Lots, 100% built out
- 41. S. Greenhill Subd.**
18 Lots, 0% built out
- 42. Willoughby Station**
767 Lots, 98% built out
- 43. Hickory Hills**
783 Lots, 85% built out
- 44. Heritage Hills**
36 Lots, 100% built out



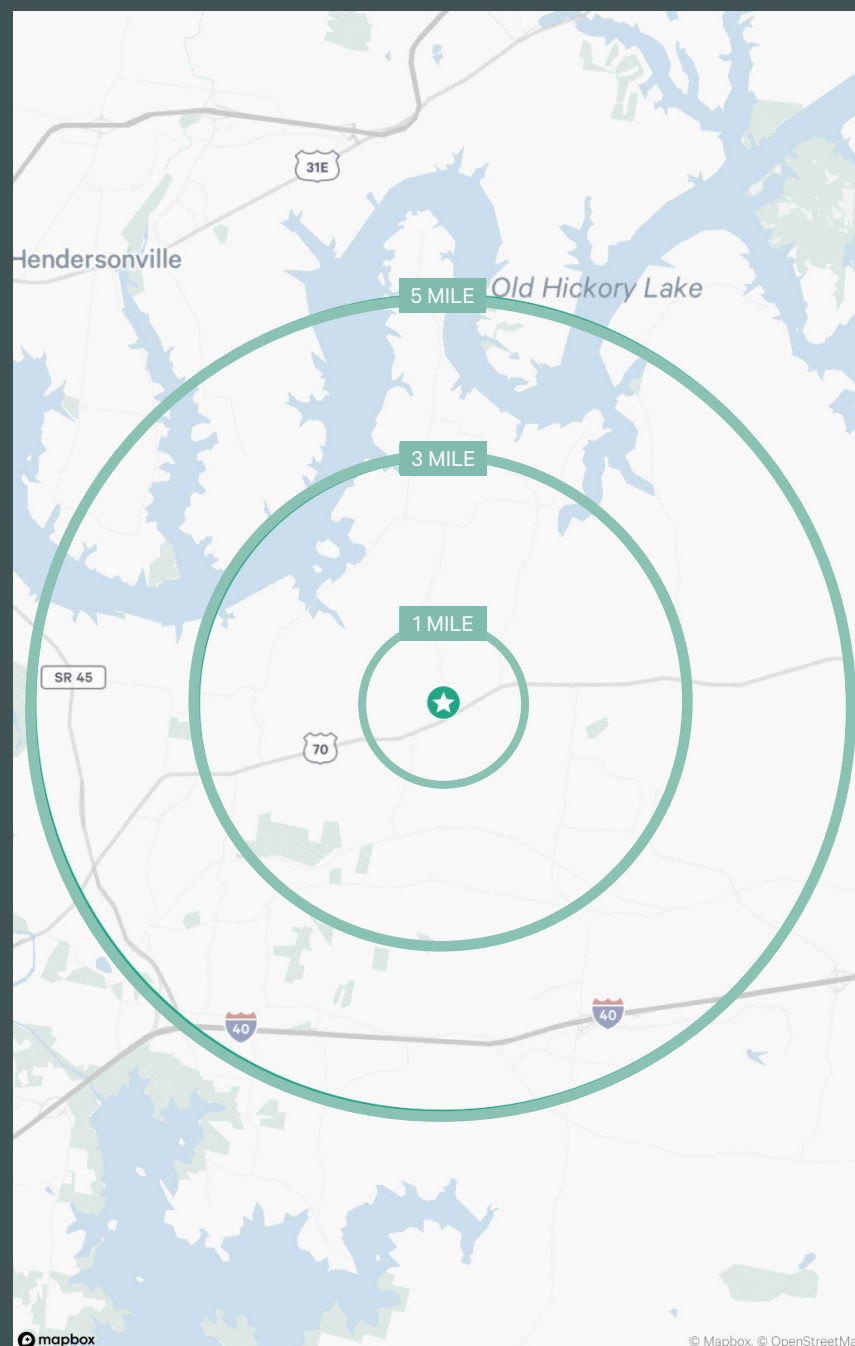
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Lebanon Road - Mt. Juliet, TN

Demographics

	10 MIN	1 MILE	3 MILE	5 MILES
2023 Population	51,346	3,303	39,164	89,974
2028 Population	53,234	3,638	41,013	93,894
2023 Daytime Population	43,097	2,700	31,285	75,764
2023 Median Age	41.30	42.40	40.70	40.40
2023 Households	19,286	1,255	14,243	34,196
2028 Households	19,990	1,394	14,982	35,791
2010 Households - Census	16,473	1,195	13,534	32,221
2023 Average HH Size	2.65	2.62	2.74	2.62
2023 Average HH Income	\$120,063	\$121,114	\$123,608	\$123,065
2023 Median HH Income	\$98,072	\$105,887	\$103,580	\$97,960
2023 Owner Occupied Housing Units	15,470	1,090	11,680	25,820
2023 Population Age 25 and Older	35,909	2,289	26,816	62,432
% Of Pop. with High School - Associates	18,910	54%	51%	51.6%
% Of Pop. with Bachelor's Degree	10,859	32.4%	32%	30.4%
% Of Pop. with Graduate or Prof Degree	4,714	10.3%	13.3%	14.1%
2023 Businesses	1,411	74	924	2,121
2023 Employees	14,648	485	8,648	23,975

For Sale or Lease



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