

FOR LEASE 1700 SF RETAIL OFFICE SPACE  
I-40 MOUNT JULIET ROAD



201 North Mt Juliet Rd | Mt. Juliet, TN 37122



**ANDERSON COMMERCIAL BROKERAGE**

2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

Rita Anderson, Broker | License: 214959

Email: [rita.acb@outlook.com](mailto:rita.acb@outlook.com)

Office: (615) 754-2442 | Fax: (615) 754-7043

[www.andersoncommercialbrokerage.com](http://www.andersoncommercialbrokerage.com)

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## DAVIDSON COUNTY

### PROPERTY HIGHLIGHTS: AVAILABLE

Fourth building on right off I-40 at North Mt Juliet Road

Previous Long Term Tenant Reloaders Bench Gun Store

Multi-tenant retail center with signage visible exiting I-40

Adjacent tenants - 1<sup>st</sup> floor Big Bad Wolf restaurant and MJ Smokes N Glass Vape Store, lower level; The Therapy Gym

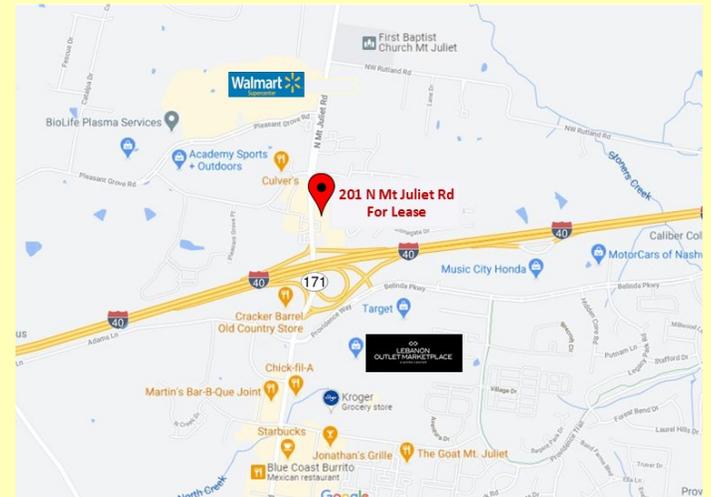
1700 SF end cap with access from North Mount Juliet Rd and Red Ink Drive

Comfort Suites at rear of property, Subway & Bubbakoo's Burrito Next Bldg.

Across from Cheddars Restaurant, near Paddock Place shopping center, anchored by Wal-Mart & Lowes

2024 traffic count 27,524 on North Mt. Juliet Rd at Clearview Drive

Current zoning: CI – commercial interchange

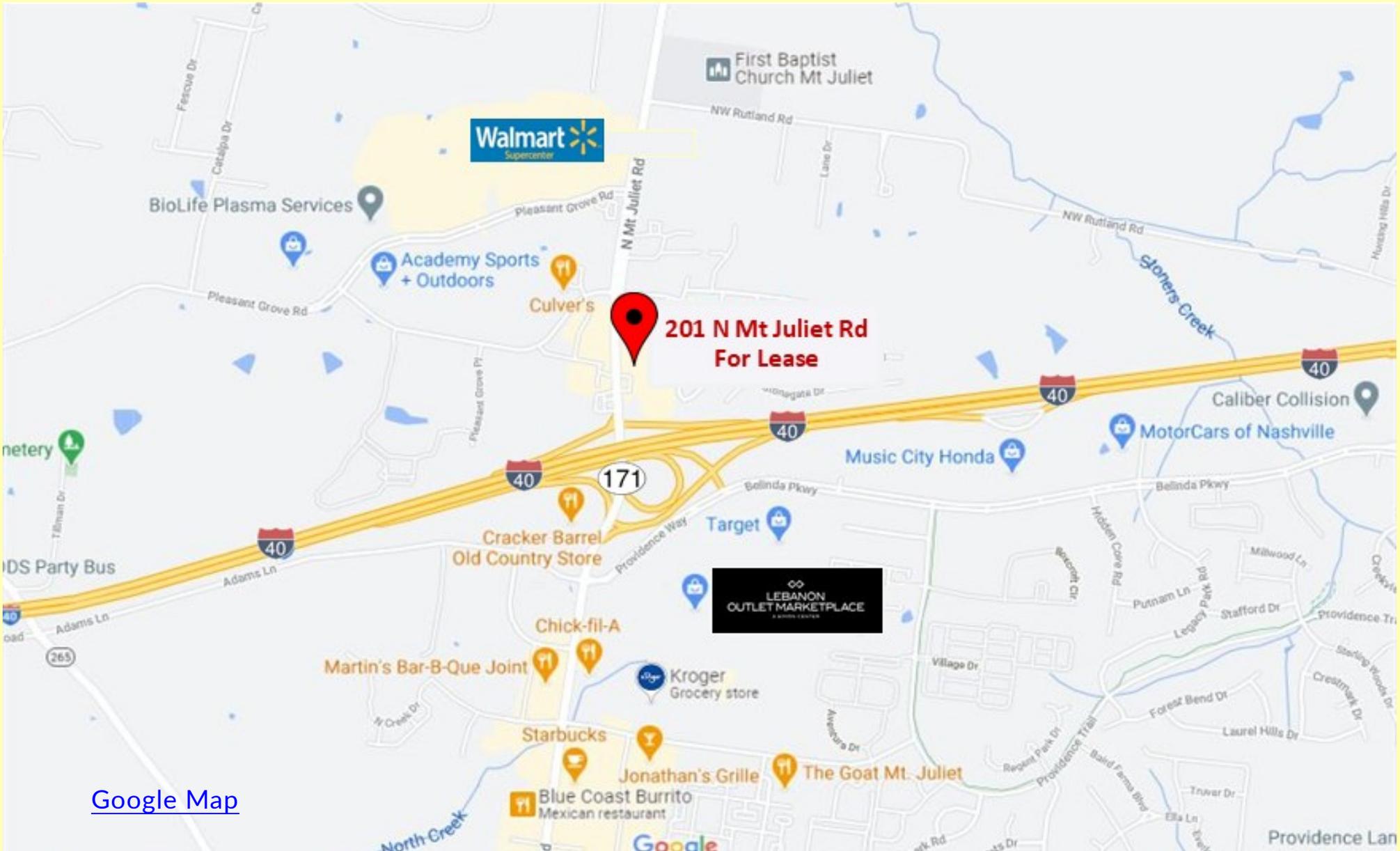


*Driving from Nashville: Take I-40 east follow to N Mt Juliet Rd, exit 226B continue on N Mt Juliet Rd, the property is on the right.*









[Google Map](#)







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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 optimal investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mount 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*

