

# FOR LEASE 2-3 PRIVATE OFFICES IN MT. JULIET



2442 North Mt. Juliet Rd | Mt. Juliet, TN 37122



**ANDERSON COMMERCIAL BROKERAGE**

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

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**LEASE RATE: CALL FOR DETAILS**

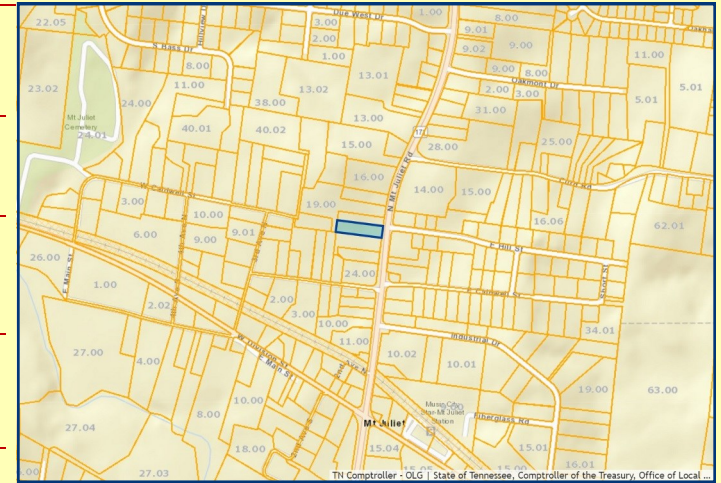
**PARCEL #:** 072H 021.00 | WILSON COUNTY

**CROSS STREET:** W DIVISION STREET

**TRAFFIC COUNT:** SEE PAGE 6

**ACRES / SF:** 3 UNITS (1) 131 SF (2) 124 ST (3) 104 SF

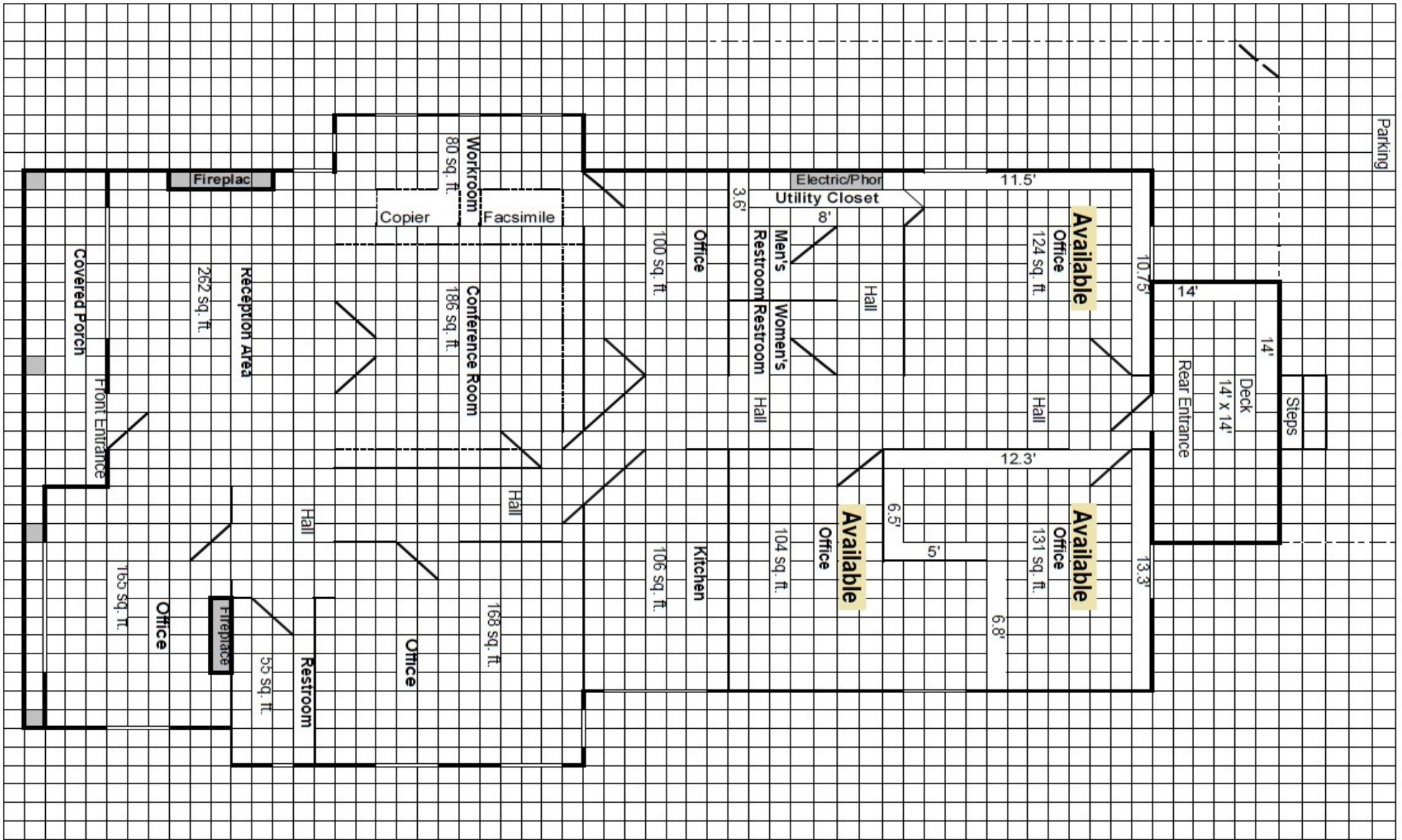
**PARKING:** 18 VEHICLES



**HIGHLIGHTS:**

- Up to 3 professional, private offices with shared amenities:  
(1) 131 SF (2) 124 SF (3) 104 SF
- Reception area, 3 restrooms, kitchen, conference room
- Front and rear entrances
- Security System, Wi-Fi, parking for up to 18 vehicles
- 2.4 miles from I-40, exit 226B
- Across from City Hall, near Amazon, Providence Marketplace





Sizes May Not Be Exact





Front Entrance



Rear Entrance



Conference Room



Kitchen - Break Room





Reception Area



Front Entrance of Reception



Reception to Conference Room



Reception to Conference Room



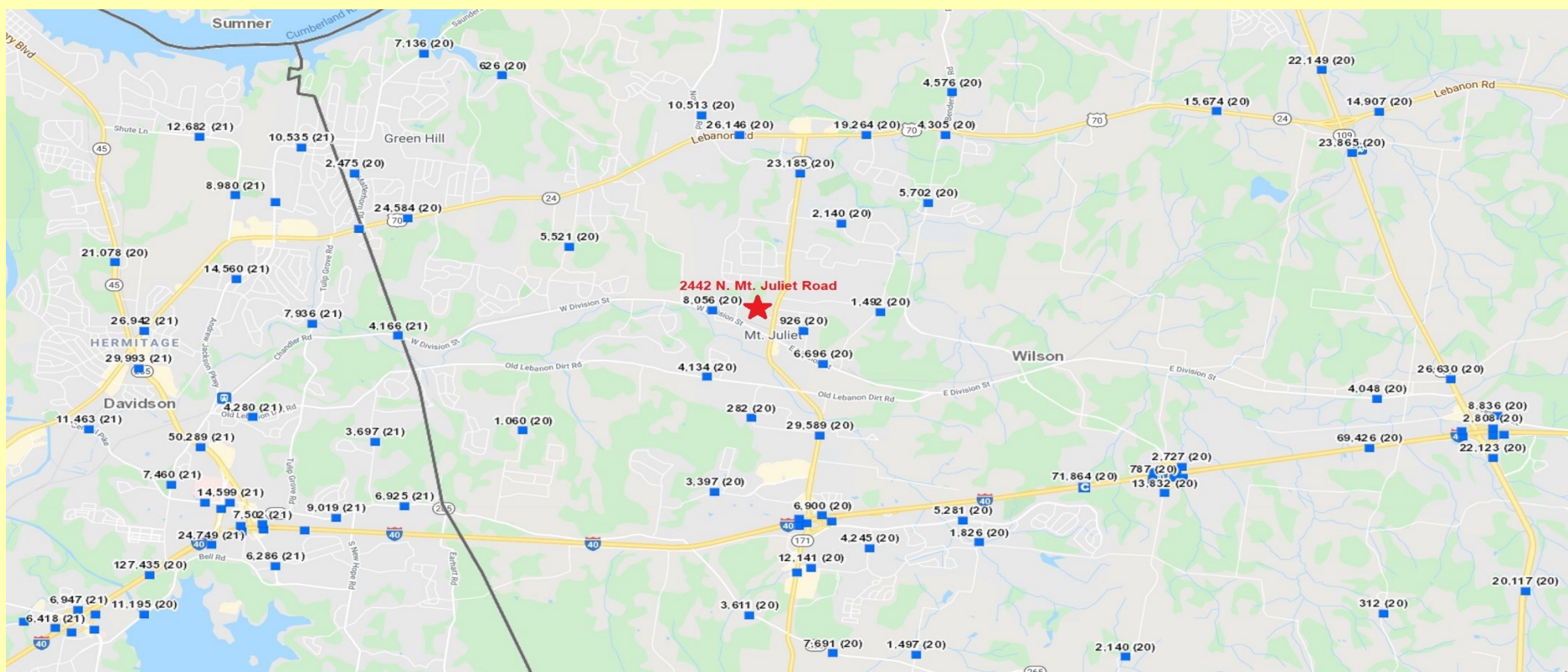
Kitchen - Break Room



Work Room



## 2442 North Mt. Juliet Rd | Mt. Juliet, TN 37122 | Traffic Counts

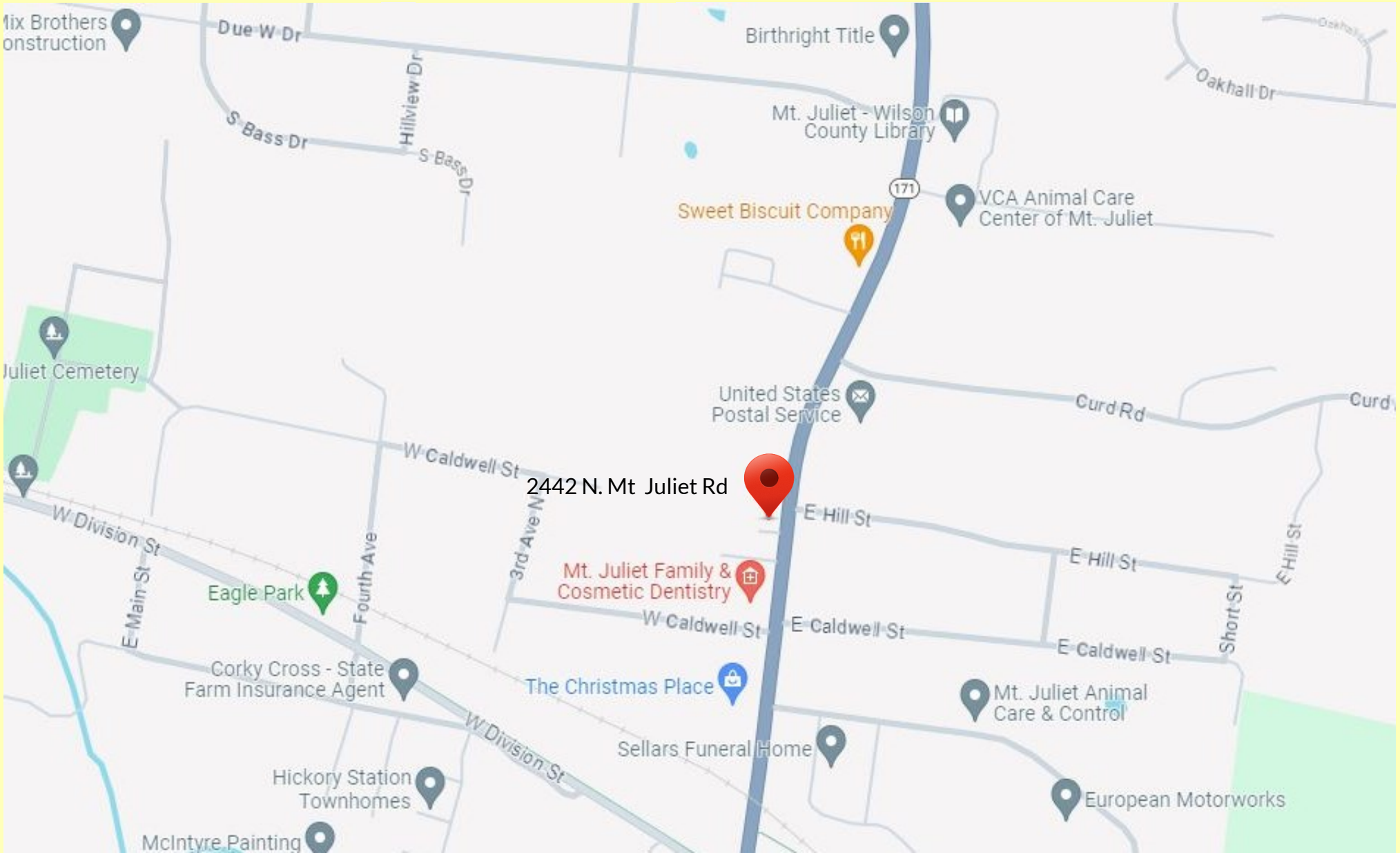


|     |        |   |      |
|-----|--------|---|------|
| 014 | 23,185 | N. Mt. Juliet Rd at <u>Creekwood Drive</u>                        | 2020 |
| 048 | 27,355 | Lebanon Pike West of Matterhorn @ <b>Davidson</b> Co line         | 2020 |
| 050 | 50,289 | Old Hickory Blvd at Dodson Chapel ( <b>Davidson</b> )             | 2021 |
| 089 | 29,589 | N Mt Juliet Rd at Clearview Drive                                 | 2020 |
| 108 | 19,264 | Lebanon Road Park at Glen Drive                                   | 2020 |
| 109 | 26,146 | Lebanon Road <u>Between</u> Sunset Drive and Morningside Drive    | 2020 |
| 151 | 24,584 | Lebanon Road East of Matterhorn @Wilson Co Line                   | 2020 |
| 198 | 92,222 | I-40 Eastbound Wilson Co Line/S New Hope Road ( <b>Davidson</b> ) | 2020 |
| 430 | 29,993 | 5005 Old Hickory Blvd   | 2021 |
| 440 | 26,942 | Lebanon Road East of Old Hickory Blvd                             | 2021 |

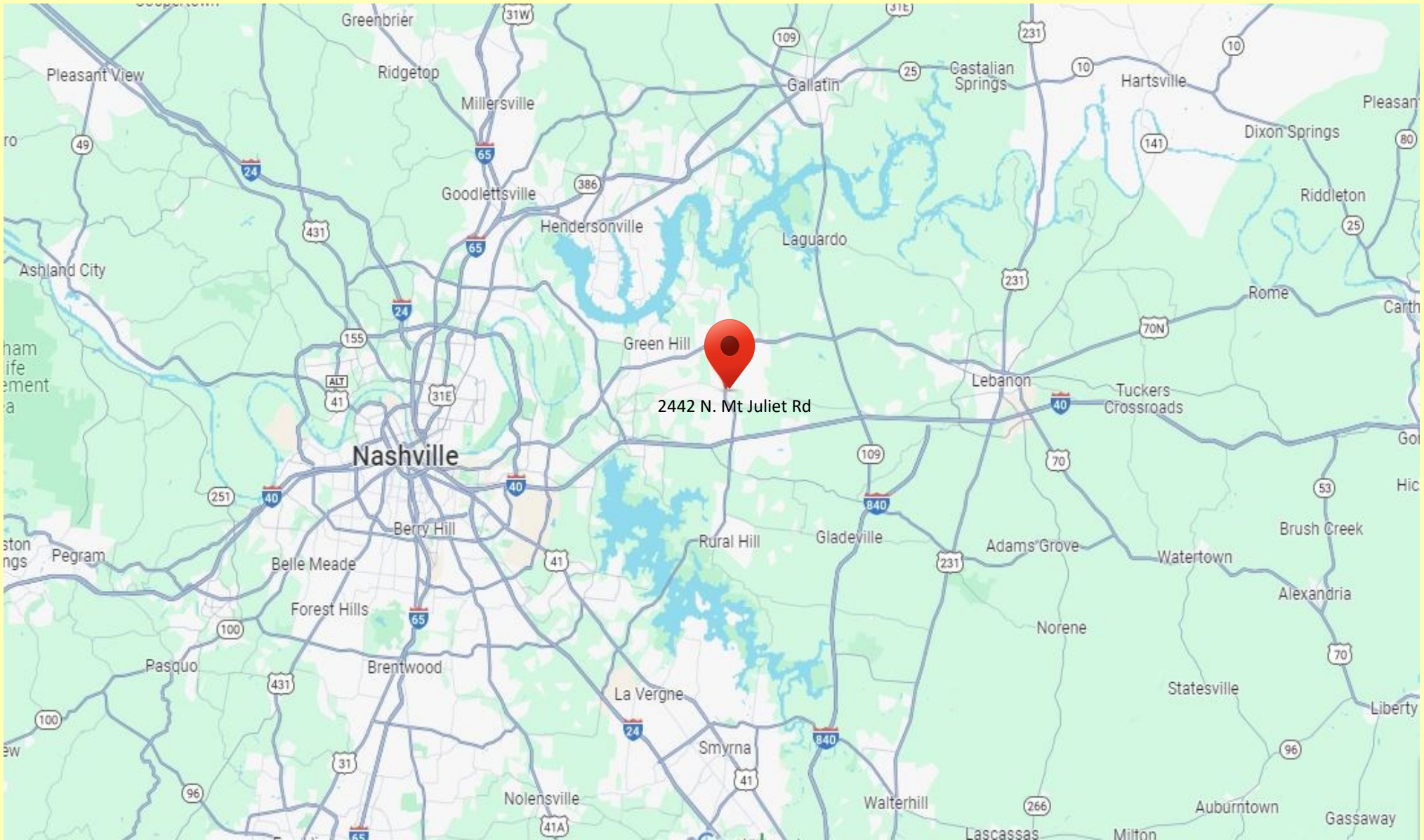
### I-40 Mt. Juliet Exit 226

|    |        |                             |      |
|----|--------|-----------------------------|------|
| X4 | 96,151 | I-40 West of Mt Juliet Road | 2018 |
|----|--------|-----------------------------|------|





2442 North Mt. Juliet Rd | Mt. Juliet, TN 37122 | Regional Map





Our company success was earned from relationships and trust we achieved from our clients. ACB was established 27 years ago and I have been leading with 39 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 optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt 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*

