

**AVISON
YOUNG**



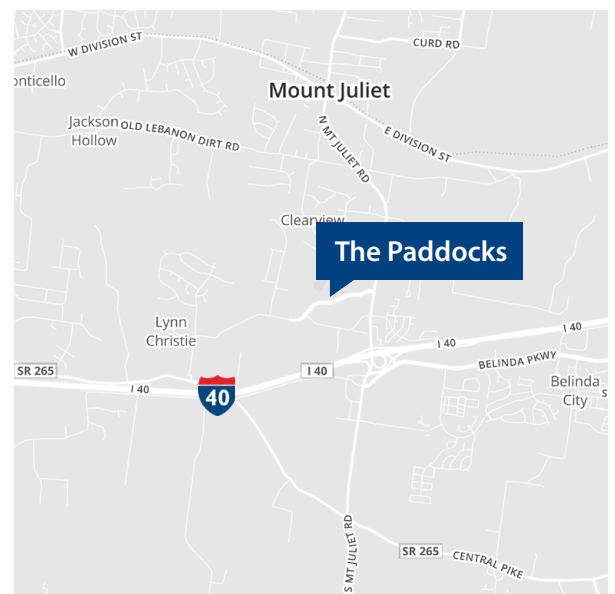
The Paddocks at Mount Juliet

514 & 516 Pleasant Grove Road, Mt. Juliet, TN

New Restaurant Space with End Cap | Up to 7,600 sf Available Now - Divisible

Property Overview

- New retail space with high visibility
- Restaurant space with patio
- Great parking for retail & restaurant
- At Home under construction adjacent
- Join Academy Sporting Goods, At Home, Walmart, Lowe's, Five Guys, Culvers, and many others



The Paddocks at Mount Juliet

Mount Juliet, Tennessee

Rendering



The site plan illustrates the layout of the IHOP restaurant and its surrounding area. The building is a long, rectangular structure with a central section labeled "Divisible". The restaurant's footprint includes the IHOP logo and various interior spaces. The building is situated on a lot of 0.04 acres. The plan shows a large parking area to the right of the building, with a blue arrow pointing to it labeled "Plenty of Parking". A blue arrow points to a small outdoor area labeled "Patio". The building's dimensions are marked as 152' in length and 50' in width. The plan also shows the building's orientation, with a north arrow pointing towards the top right. The surrounding area includes a road with a centerline, a concrete walkway, and various landscaping elements like trees and grass. The plan is detailed with numerous measurements and annotations, including "Top=632.5 Invert=632.5", "N 71°07'24\" E 177.48'", and "S 72°29'42\" E 246.95'".



The Paddocks at Mount Juliet

Mount Juliet, Tennessee



Demographics	1 Mile	3 Miles	5 Miles
2018 Population	2,609	23,414	103,413
2023 Projected Population	3,145	27,518	116,014
2018 Average Household Income	\$83,019	\$84,493	\$78,501

Street	Traffic Count
Mount Juliet Road	25,820 VPD
I-40 West of Mt. Juliet Rd	93,123 VPD
I-40 East of Mt. Juliet Rd	80,991 VPD

For further information or to schedule a tour, please contact:

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