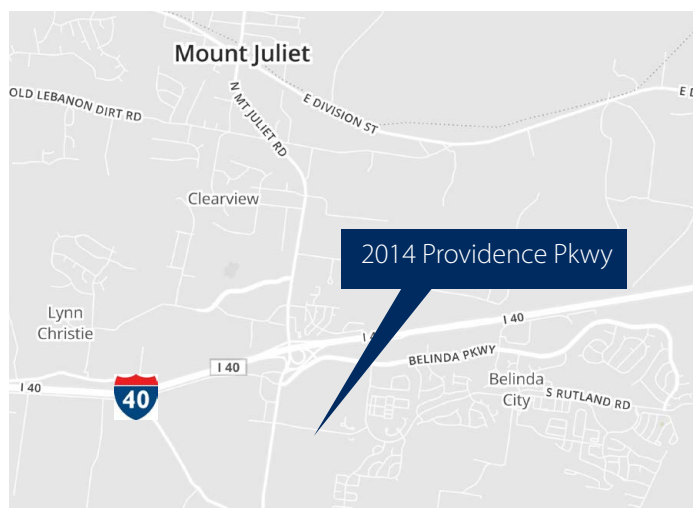




## Opportunity

- 1,652 sf available
- New retail space adjacent to Jonathan's Grill with strong traffic counts and great visibility
- Located between Publix and Kroger off Providence Parkway
- Across from Providence Marketplace - a premier shopping, entertainment and dining retail center
- Along main access route for over 7,000 residents
- Excellent parking



### Shane Bowen

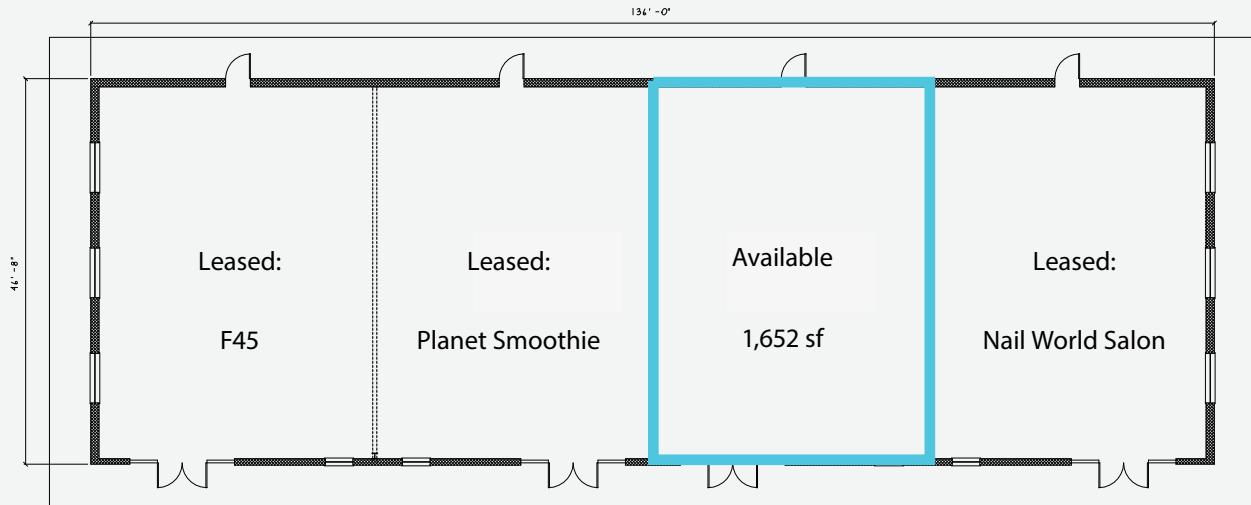
Senior Associate  
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### Rob Foss

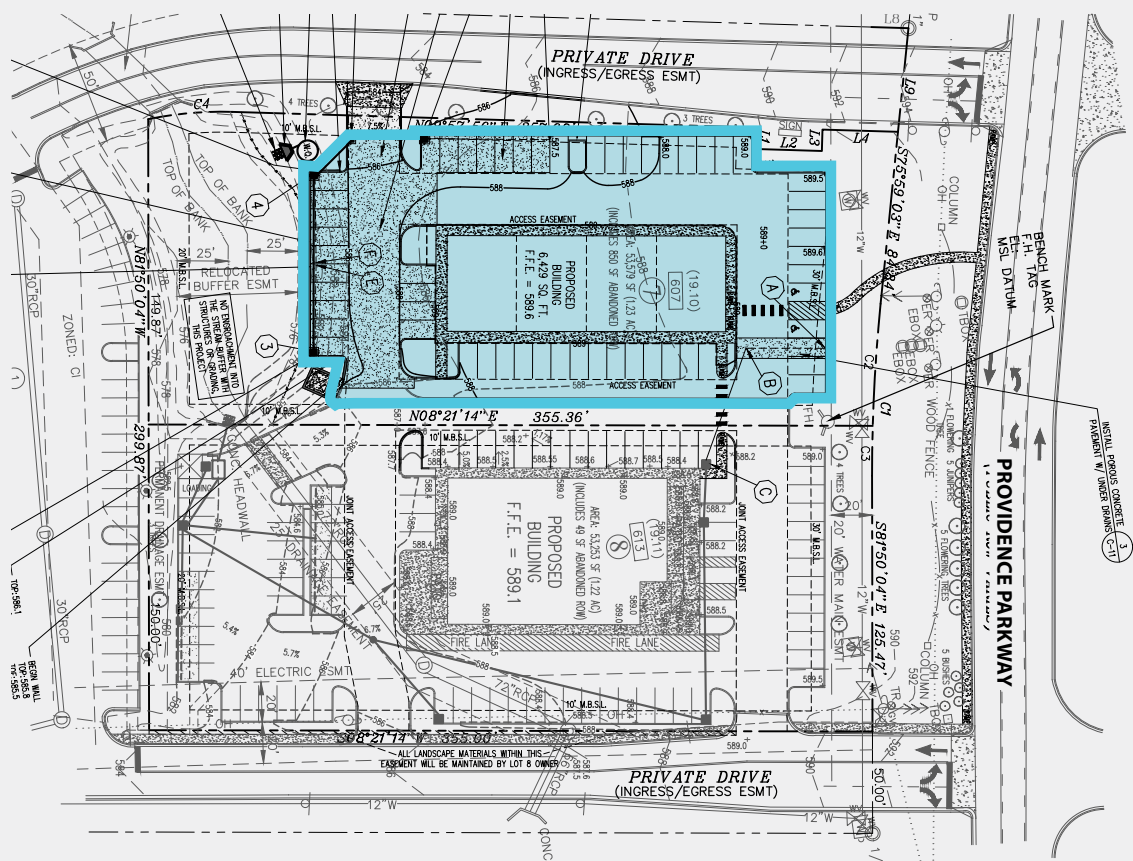
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Floorplan



Site Plan



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Demographics	1 Mile	3 Miles	5 Miles
2019 Population	6,885	23,316	66,196
2024 Projected Population	8,139	27,765	75,044
2019 Average Household Income	\$91,633	\$96,326	\$94,237

Demographics	Traffic Count
Mount Juliet Road	18,633 VPD
Providence Parkway	4,052 VPD
I-40 West of Mount Juliet	93,123 VPD
I-40 East of Mount Juliet	80,991 VPD



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