



SIZE

110,137 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,344	28,465	70,447
Households		
3,417	11,224	26,684
Median HH Income (\$)		
112,811	108,103	104,682

MAJOR TENANT(S)

Publix
Anytime Fitness
Starbucks
Supercuts

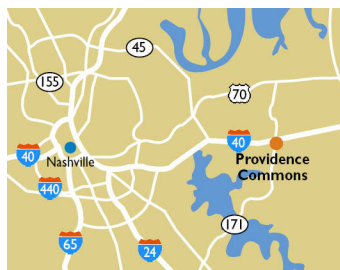
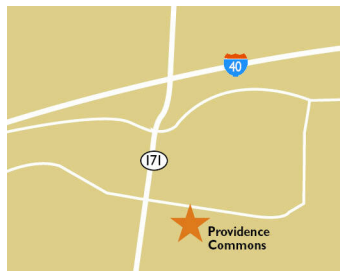
LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

631 S. Mt. Juliet Road | Mt. Juliet, TN 37122

PROPERTY HIGHLIGHTS

- 110,137-square-foot shopping center anchored by Publix
- Other national tenants include Anytime Fitness, Starbucks, Moe's Southwest Grill, Papa John's Pizza and Supercuts
- Population exceeds 28,400 in a three-mile radius with an average household income greater than \$138,000



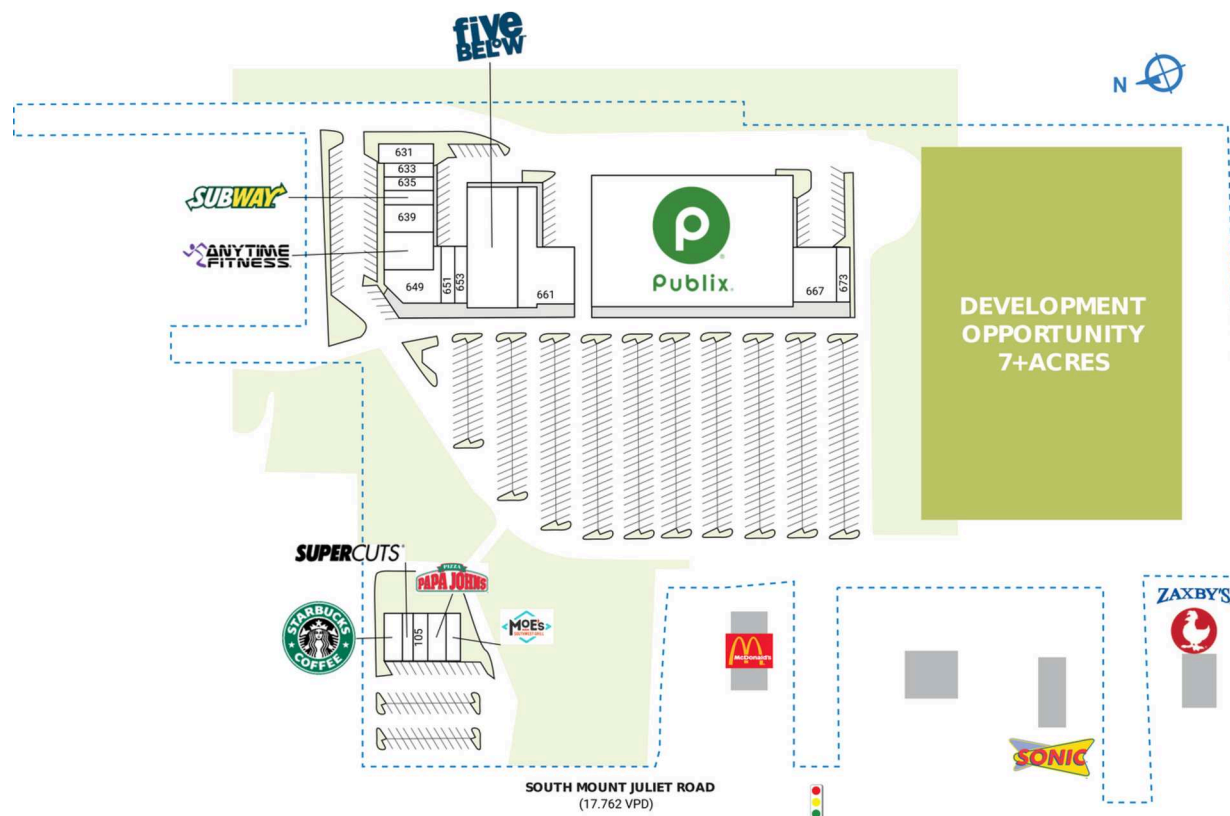
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SPACE	TENANT	SQ. FT.
101	Starbucks	1,938 SF
103	Supercuts	1,050 SF
105	No. 1 Chinese	1,329 SF
107	Papa John's Pizza	1,298 SF
109	Moe's Southwest Grill	2,398 SF
631	Southeastern Dental	2,147 SF
633	Pride Cleaners	1,403 SF
635	Farm Bureau Insurance	1,403 SF
637	Subway	1,754 SF
639	Diamond Academy of Dance	2,455 SF
645	Anytime Fitness	4,396 SF
649	Mori Mori	3,134 SF
651	PostalAnnex	1,603 SF
653	Nails 1st	1,600 SF
655	Five Below	12,287 SF
661	Salons by JC	9,306 SF
665	Publix	54,340 SF
667	Precision Eye Care	5,079 SF
673	Domino's	1,217 SF
TOTAL SQ. FT.		110,137

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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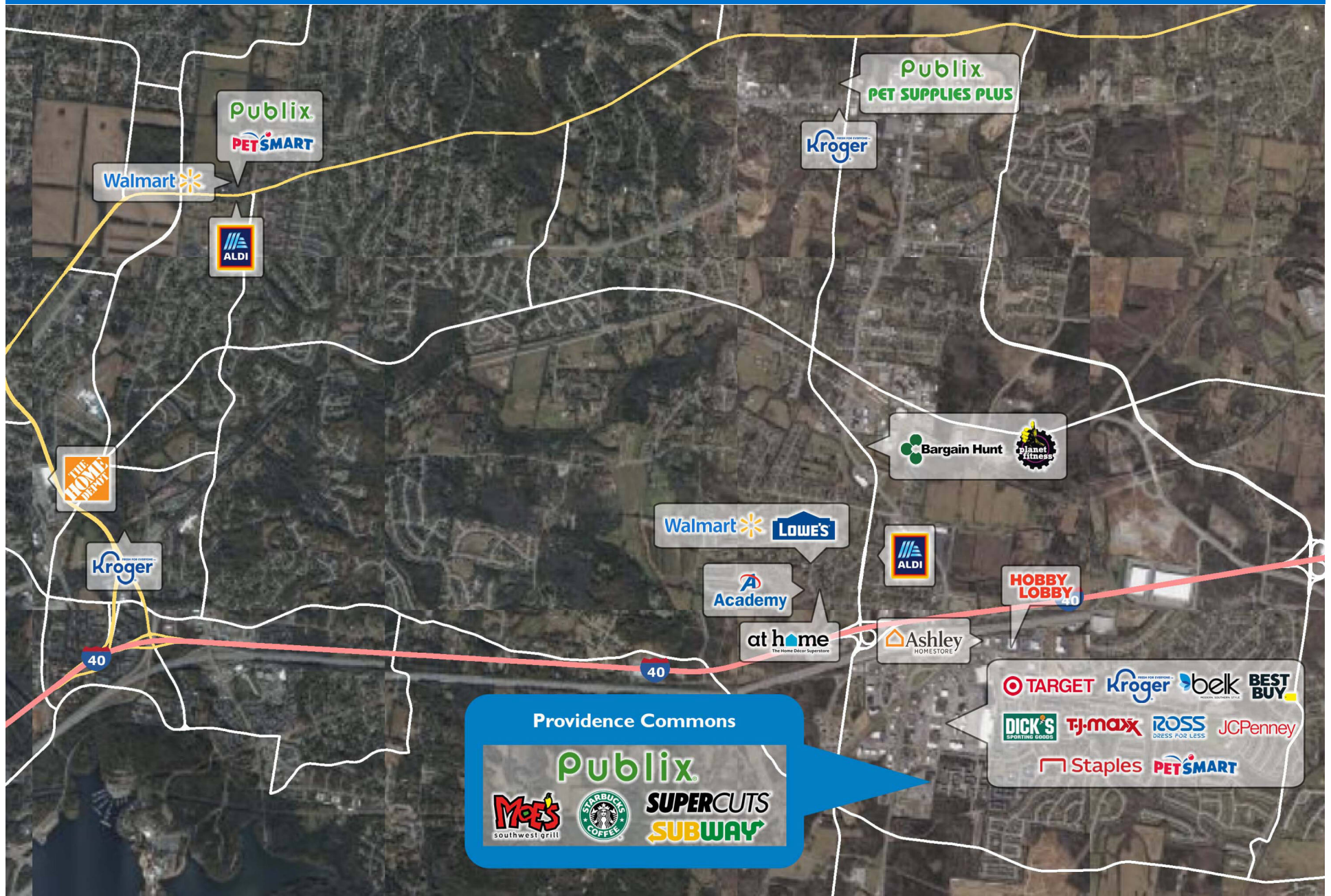
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**DEVELOPMENT
OPPORTUNITY
7+ ACRES**



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631 S. Mt. Juliet Road | Mt. Juliet, TN 37122



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.161544

Longitude: -86.513437

Providence Commons Mount Juliet, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	8,344	28,465	70,447
	2028 Projected Population	8,764	29,982	73,352
	2010 Census Population	3,962	14,908	46,229
	2000 Census Population	1,247	9,263	30,981
	1990 Census Population	1,147	7,254	20,595
	Historical Annual Growth 1990 to 2000	0.84%	2.47%	4.17%
	Historical Annual Growth 2000 to 2010	12.25%	4.87%	4.08%
	Estimated Annual Growth 2010 to 2023	5.57%	4.82%	3.11%
	Projected Annual Growth 2023 to 2028	0.99%	1.04%	0.81%
	Median Age	35.7	40.4	40.0
Households	Q4 2023 Estimated Households	3,417	11,224	26,684
	2028 Projected Households	3,580	11,792	27,761
	2010 Census Households	1,585	5,758	17,571
	2000 Census Households	451	3,324	11,579
	1990 Census Households	385	2,427	7,354
	Historical Annual Growth 1990 to 2000	1.60%	3.19%	4.64%
	Historical Annual Growth 2000 to 2010	13.39%	5.65%	4.26%
	Estimated Annual Growth 2010 to 2023	5.74%	4.97%	3.09%
	Projected Annual Growth 2023 to 2028	0.94%	0.99%	0.79%
	Population per Household	2.44	2.53	2.63
Population by Race	White	70.9%	76.0%	75.3%
	Black or African American	8.5%	8.0%	10.5%
	Asian & Pacific Islander	8.0%	4.6%	3.6%
	Other Races	5.0%	4.9%	4.4%
	Hispanic Population	7.7%	6.6%	6.2%
Income	Average Household Income	\$128,175	\$138,032	\$131,693
	Median Household Income	\$112,811	\$108,103	\$104,682
	Per Capita Income	\$52,503	\$54,513	\$50,003
Education (Age 25+)	Elementary	0.9%	1.5%	1.4%
	Some High School	1.7%	2.2%	2.7%
	High School Graduate	28.8%	22.7%	21.3%
	Some College	18.2%	21.0%	19.9%
	Associates Degree Only	10.1%	8.3%	8.6%
	Bachelors Degree Only	24.9%	26.3%	29.7%
	Graduate Degree	15.3%	17.9%	16.5%
Business	Number of Businesses	265	680	1,375
	Total Number of Employees	3,372	8,876	17,528
	Employees per Business	12.74	13.06	12.75
	Residential Population per Business	31.54	41.87	51.24

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