

# CALDWELL PROFESSIONAL PLAZA

Former Tenant Endodontist - Available



40 West Caldwell Street, Suite 203 | Mt. Juliet, TN 37122



**ANDERSON COMMERCIAL BROKERAGE**

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PARCEL #: 072H B 024.00 | WILSON COUNTY

LEASE RATE: \$21.50 SF NNN

CROSS STREET: N. MT JULIET ROAD

TRAFFIC COUNT: 31, 345 - N. MT JULIET RD @ CLEARVIEW DRIVE

TRAFFIC COUNT: 23, 624 - N. MT JULIET RD @ CREEKWOOD DRIVE

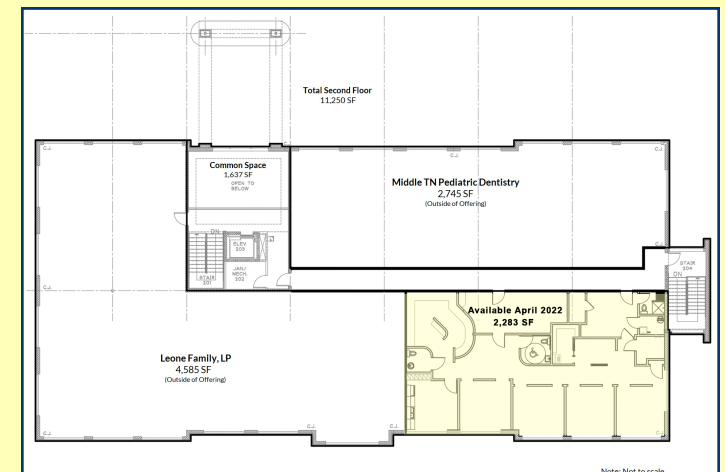
ACRES / SF: SUITE 203 - 2,283 SF

PARKING: 87 PAVED SURFACE SPACES




## HIGHLIGHTS


- Available April 2022
- Reception room - administration office, 3 restrooms, 4 treatment rooms private office, kitchen + medical and supply rooms
- Covered canopy for patient drop-off and pick-up
- Near Mt. Juliet Town Center - retail, restaurants & professional office buildings
- Class A medical office building with well-maintained grounds
- Easy access to 1-40 or Lebanon Road
- See attached floor plan & photos




2020 Population

	1 Mile	3 Miles	5 Miles
	3,982	33,411	87,025

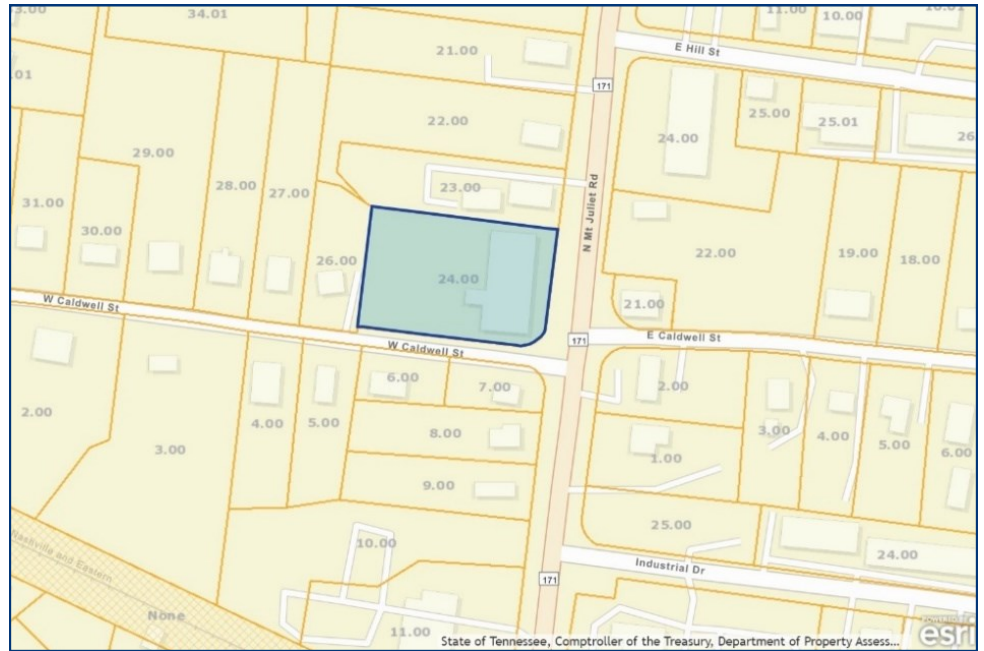
Average HH Income

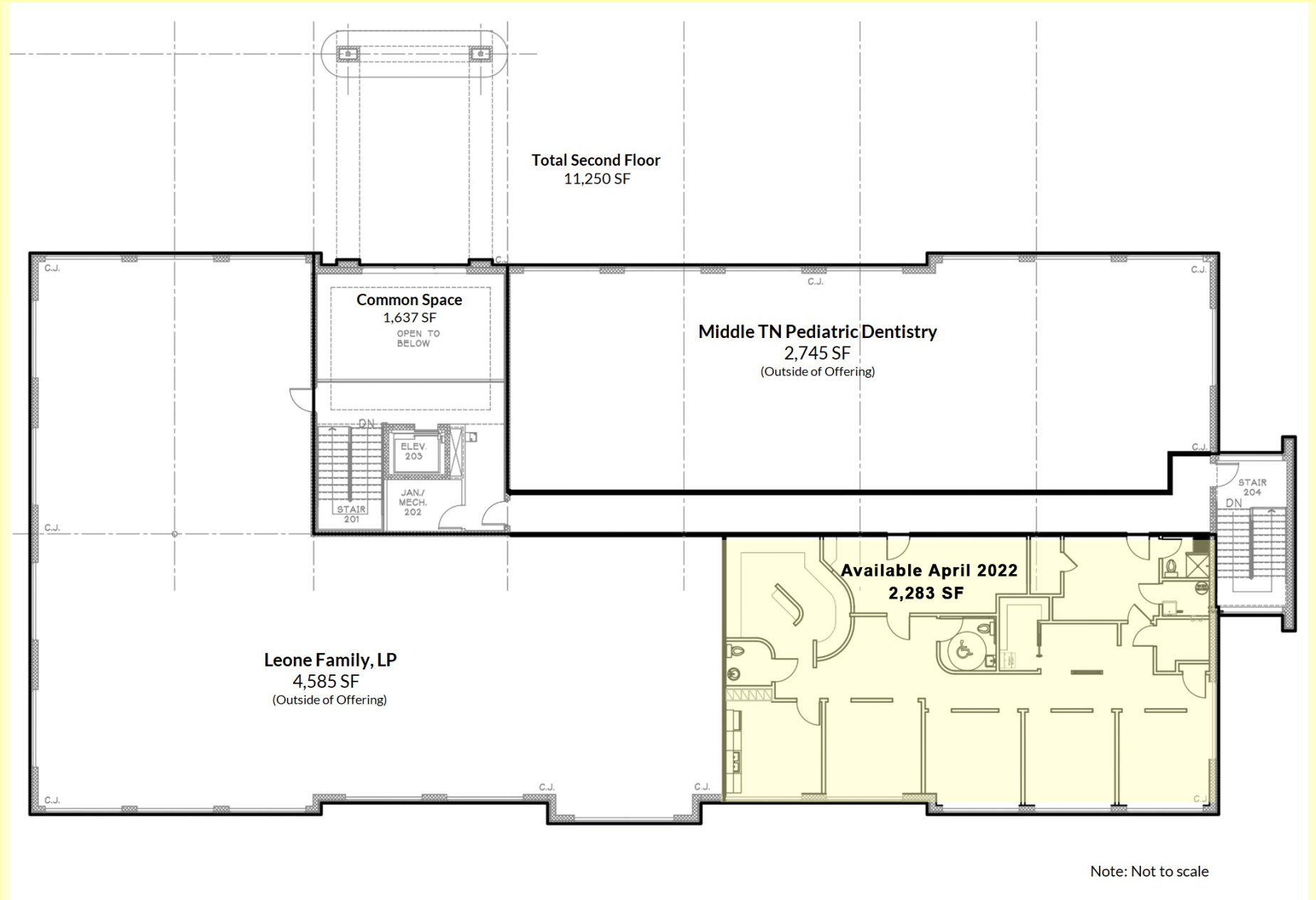
	1 Mile	3 Miles	5 Miles
	\$109,725	\$108,629	\$103,655

Number of Households

	1 Mile	3 Miles	5 Miles
	1,392	12,014	33,184

Wilson County Tax Map











Waiting Area



Administration Area



Supply Room



Lab

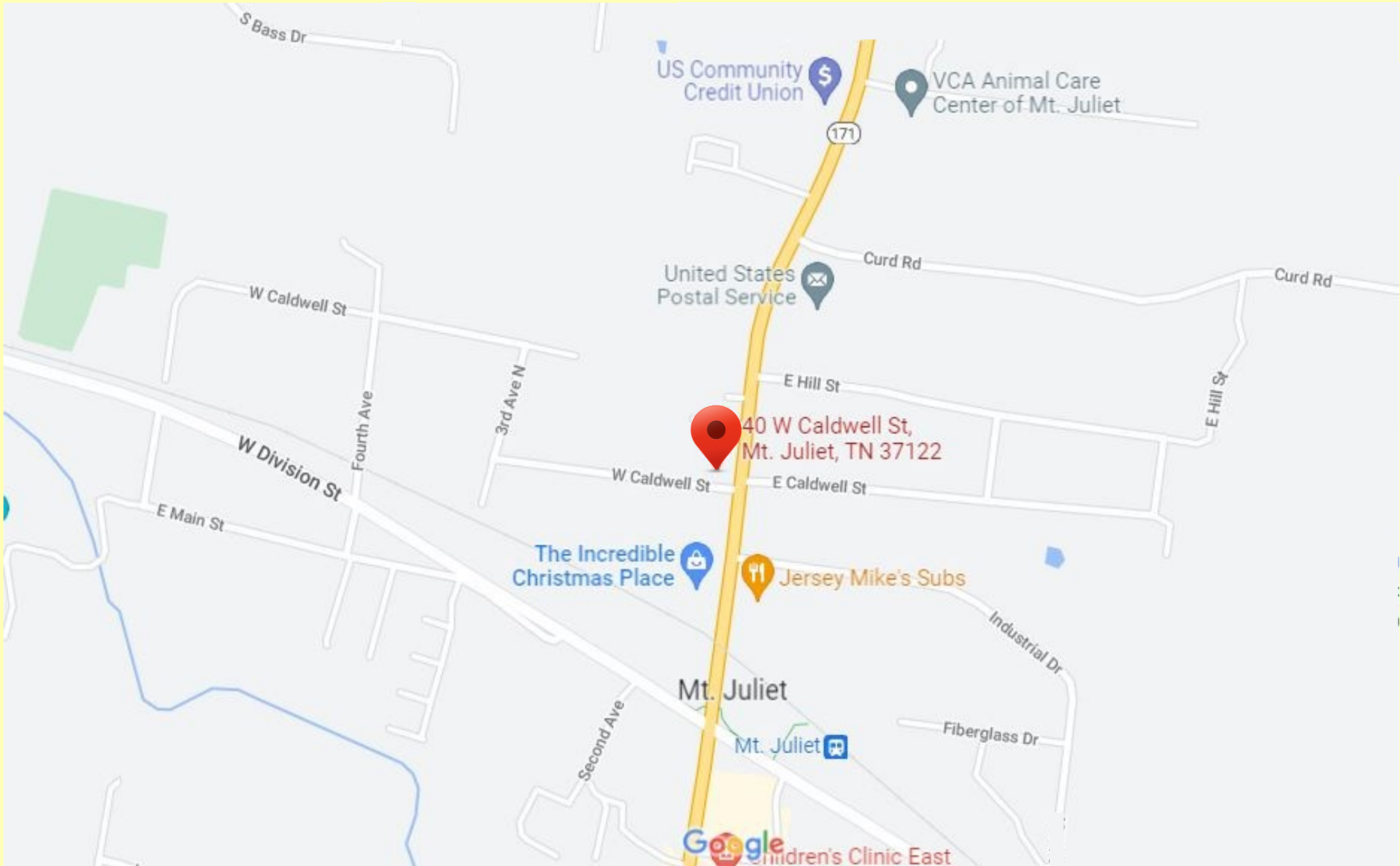


Treatment Room

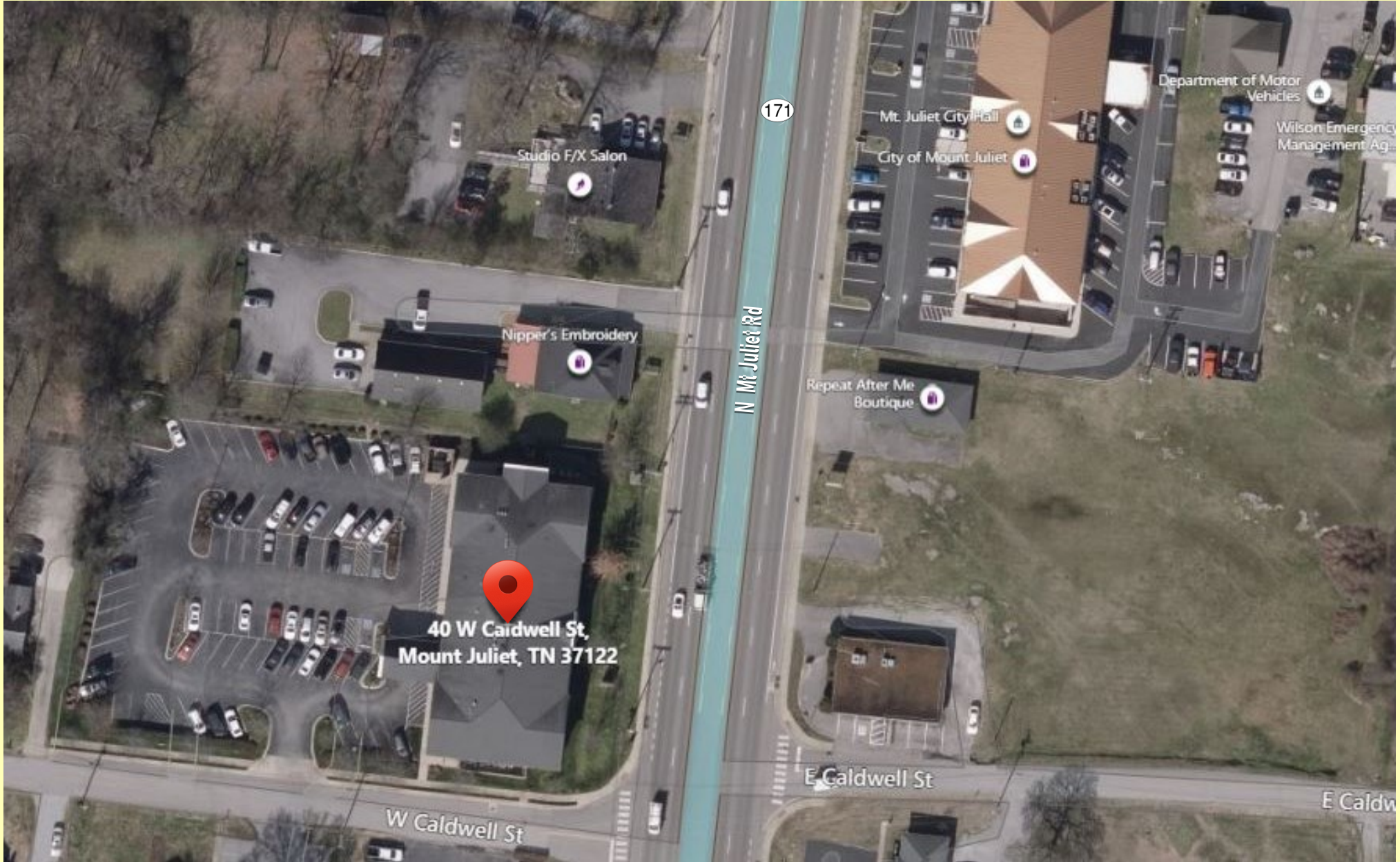


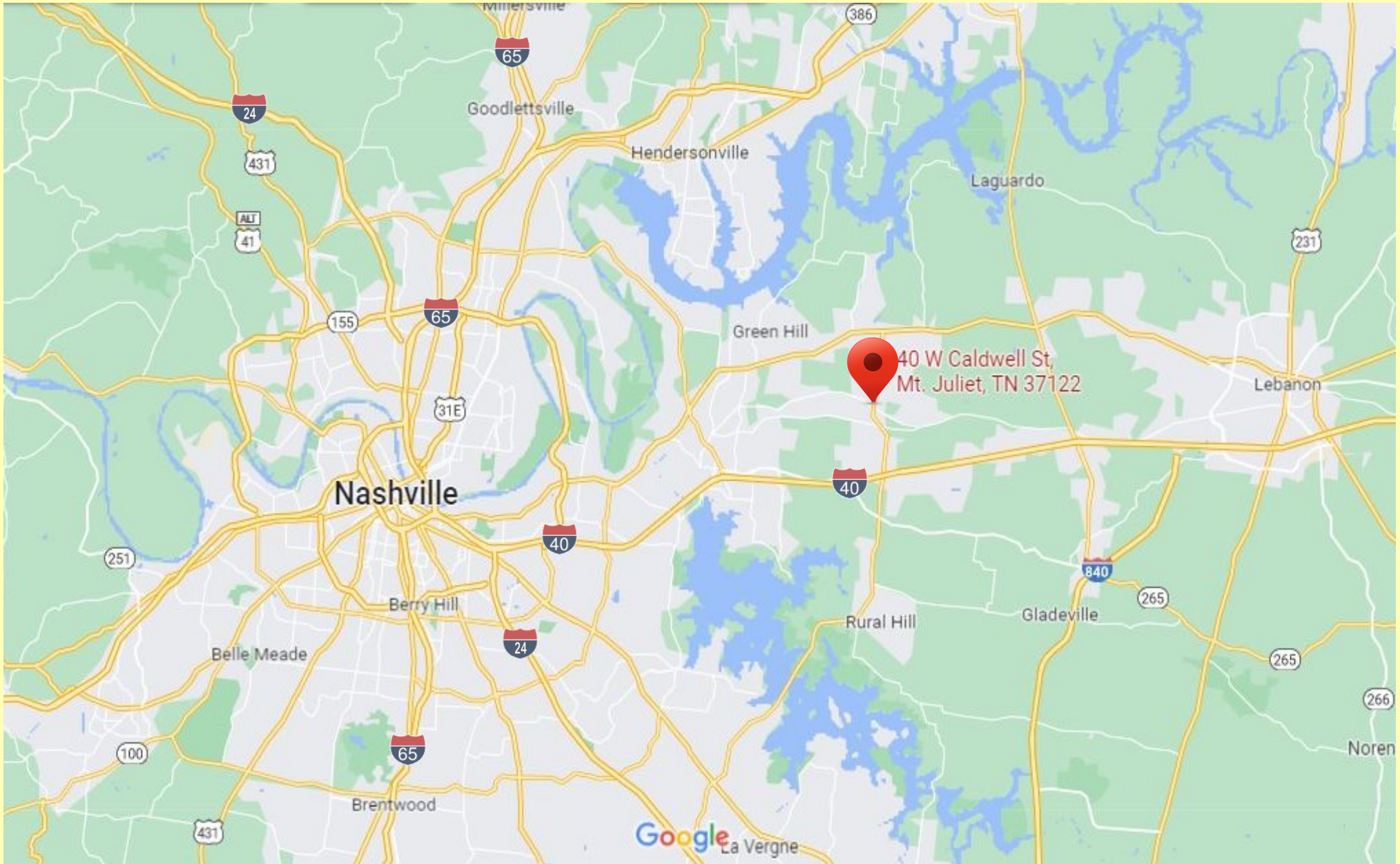
Treatment Room















Our company success was earned from relationships and trust we achieved from our clients. ACB was established 25 years ago and I have been leading with 35 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.

*“We are and can be only as successful as our clients”*

*- Rita Anderson, Broker*



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