

# Providence Central

Nashville's Most Prominent Mixed-Use Development

302 ADAMS LANE, MT. JULIET, TN 37122



# PROVIDENCE CENTRAL

## Nashville's Most Prominent Mixed-Use Development

We are pleased to present Providence Central, a proposed multi-tenant office, retail, and residential community in Mount Juliet, a suburb of Nashville. This Class A development will offer a superior location with convenient access to the interstate system, great executive workforce housing, and a significant regional retail presence.

Site developers are creating a community composed of 300,000 square feet of retail space, 1.5 million square feet of office space, and 310 residential units. Both corporate tenants and consumers will appreciate Providence Central's walkability, attractive greenspace, and convenient access to diverse dining options. This exciting new development raises the gold standard of leasable office, retail, and residential space in Mount Juliet and the eastern side of Middle Tennessee.

The Providence Central site sits across the street from the established Providence Marketplace and Publix-anchored Providence Commons shopping centers. Retailers include Best Buy, Kroger, Target, Walmart, Lowe's, Academy Sports, Dick's, Marshalls, Ross, Jo-Ann Fabric, PetSmart, Belk, and Regal Cinemas. Area dining options include Panera, Starbucks, Cracker Barrel, Buffalo Wild Wings, and Taziki's, O'Charley's, Red Robin, Logan's, Red Lobster, and many quick-service restaurants. Hotel flagships Holiday Inn Express, Quality Inn & Suites, and Hampton Inn & Suites are all located adjacent to Providence Central. The site is bordered on one side by Interstate 40, and

offers approximately 3,500 feet of I-40 frontage. Daily, an estimated 80,000 vehicles pass the site via I-40. An approved interchange at Central Pike will feed additional vehicles through the community.

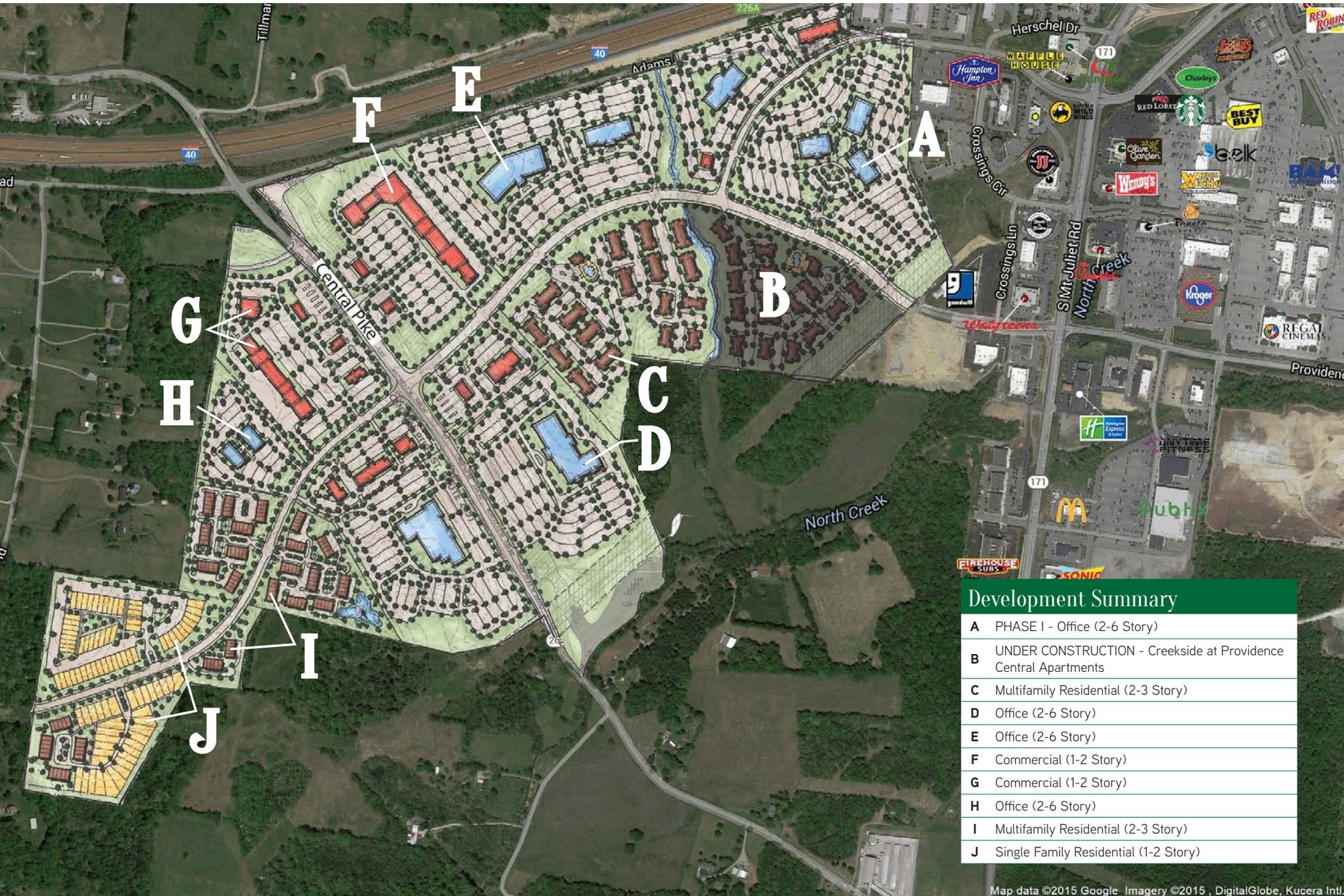
### HIGHLIGHTS

- Convenient access to Interstate 40 (Exit 226)
- Only 17 miles from CBD, 10 miles from the Nashville International Airport (Exit 216) and 10 miles from Lebanon Municipal Airport (Exit 236)
- Development Phase 1 includes extension of Providence Parkway bringing additional vehicles through the heart of the community
- Third exit from the Nashville International Airport (BNA)
- ±3,650 feet of frontage on Interstate 40
- ±300,000 SF of 1-2 story commercial development
- ±1,500,000 SF of 2-6 story office space
- Site has been approved for ±224 multifamily units and ±86 single family units for a total of ±310 units



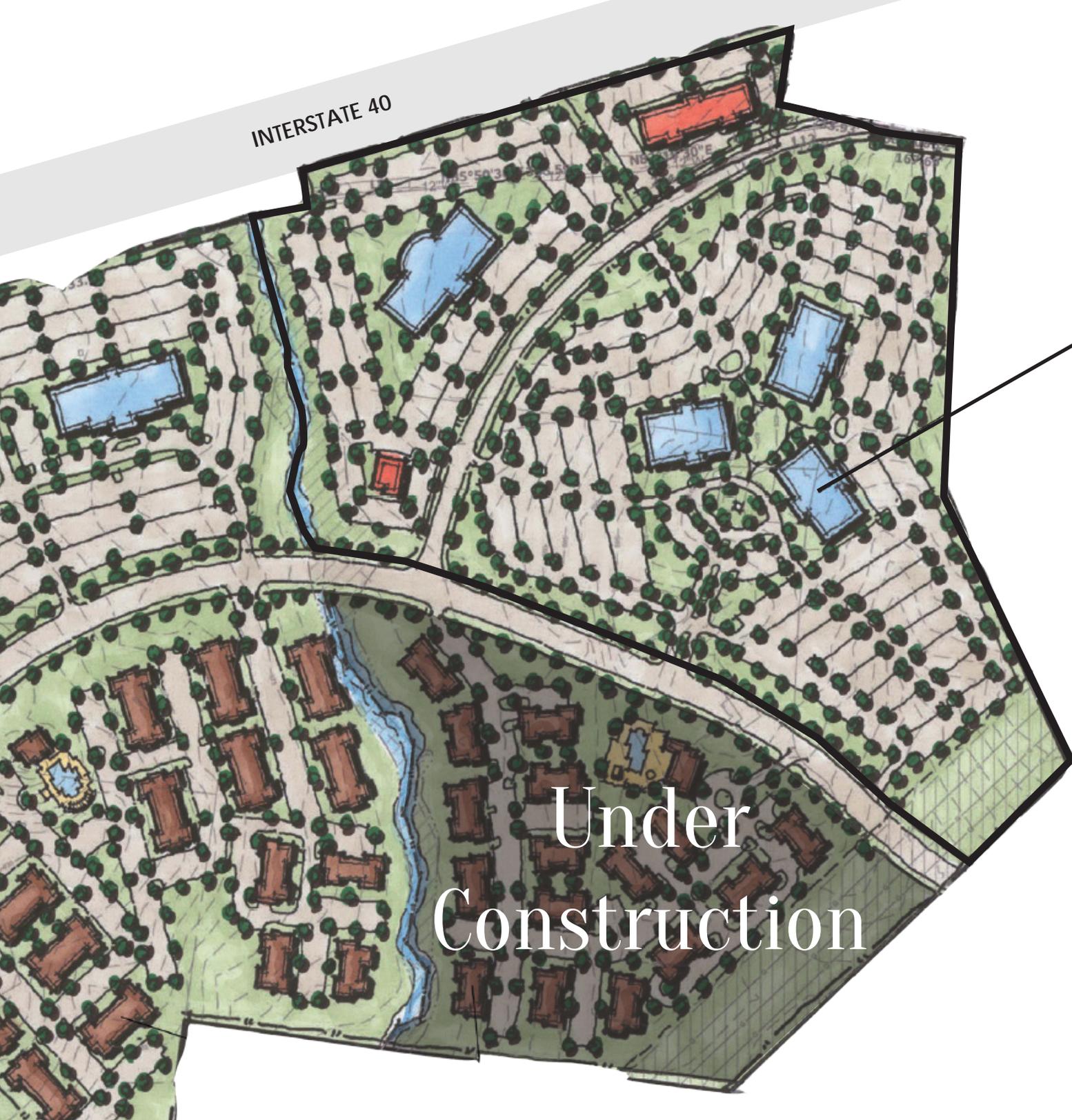
# PROVIDENCE CENTRAL

## Site Plan Overlay



Development Summary	
A	PHASE I - Office (2-6 Story)
B	UNDER CONSTRUCTION - Creekside at Providence Central Apartments
C	Multifamily Residential (2-3 Story)
D	Office (2-6 Story)
E	Office (2-6 Story)
F	Commercial (1-2 Story)
G	Commercial (1-2 Story)
H	Office (2-6 Story)
I	Multifamily Residential (2-3 Story)
J	Single Family Residential (1-2 Story)

INTERSTATE 40



# PHASE 1

- Phase I is available immediately
- Utilities on-site
- 37 Acres zoned for up to 800,000 SF of commercial/retail use (divisible)
- Ideal for HQ relocation or office expansion
- Interstate visibility

Under  
Construction

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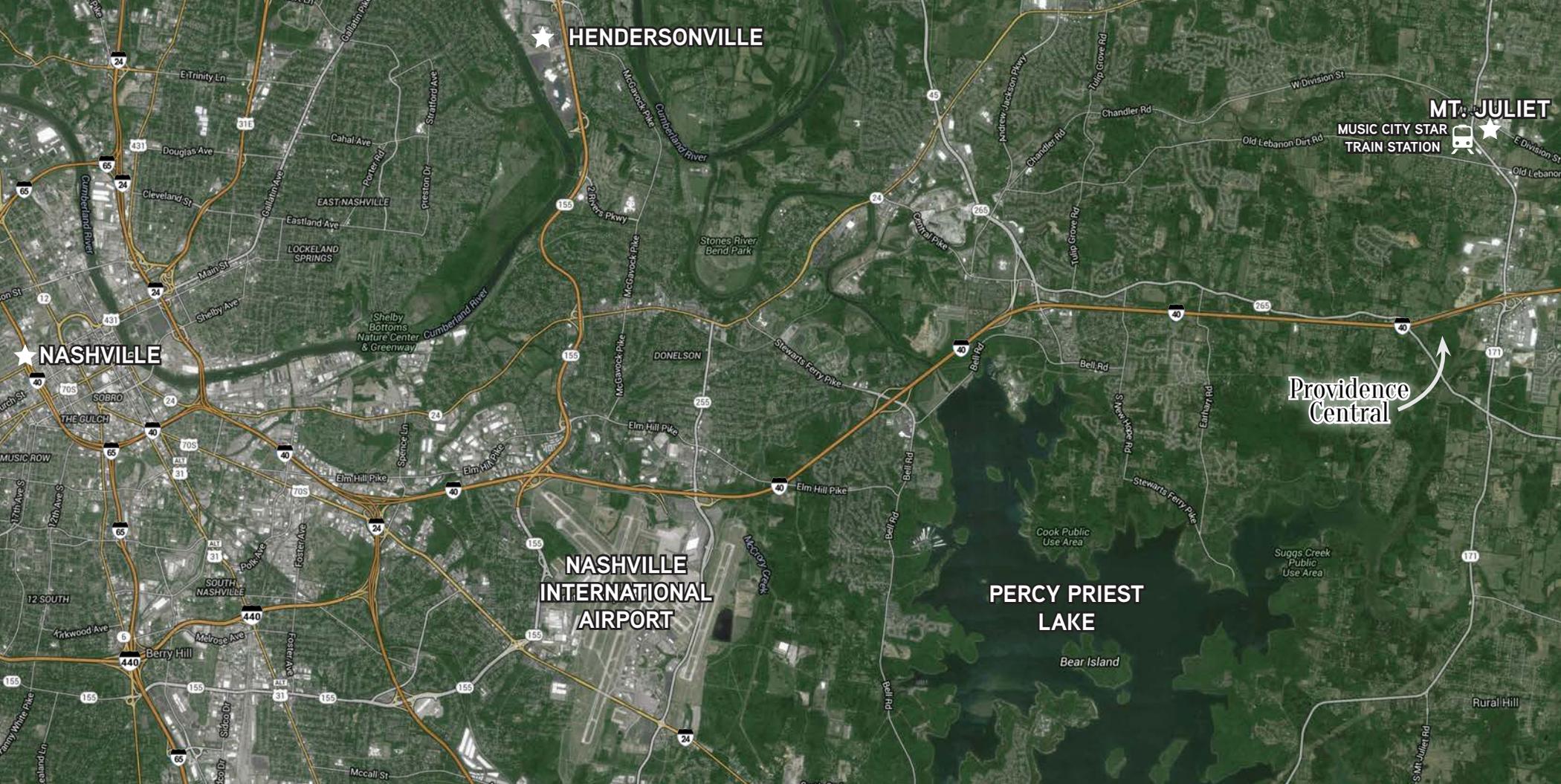
## Mt. Juliet Overview

Mt. Juliet consistently ranks among Middle Tennessee’s fastest growing communities. The city, which has experienced nearly 12 percent annual growth since 2010. Residents benefit from proximity to the many amenities of Nashville, which is approximately a 20-minute drive. Mt. Juliet is part of Wilson County, which was ranked the state’s most rapidly growing county in the 2010 Census.

- Median household income of \$74,670, the second-highest earners in Tennessee
- In the 2010 Census, Wilson County was ranked the fastest-growing county in the state and the 29th fastest-growing county in the nation.
- Between 2000 and 2010, Mt. Juliet grew by 98%
- Voted a “City on the Rise” in Tennessee by nerdwallet.com
- Named Tennessee’s third most family-friendly city by nerdwallet.com
- Honored for city livability five years in a row as a “Playful City” by KaBOOM!
- Voted one of Tennessee’s five most business-friendly cities by The Beacon Center
- Recognized as the fourth-safest city in Tennessee by movoto.com
- Home to the largest retail hub between Nashville and Knoxville
- Mt. Juliet High, W.A. Wright Elementary, and Gladeville Elementary, each located in Mt. Juliet proper, have been recognized by the state of Tennessee as “Reward Schools” due to their outstanding academic successes
- Fifteen-minute drive from Nashville airport



Demographics			
	3-Miles	5-Mile	7-Mile
Population	16,496	63,046	110,197
Daytime Employees	7,135	17,601	34,328
Average Household Income	\$79,227	\$76,892	\$73,519
Traffic Count	84,894 (2015) on I-40		



## Why Providence Central?

### PRO BUSINESS ENVIRONMENT

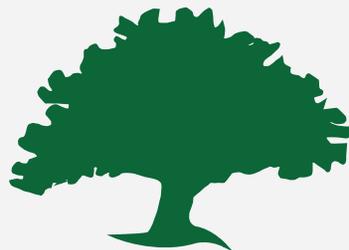
- No state income tax and low property taxes
- High-quality workforce with unprecedented job growth
- Low business costs

### CLOSE TO NASHVILLE

- Less than 20 minutes from Nashville CBD
- Ten miles from Nashville International Airport, ten miles from Lebanon Municipal Airport and 3 miles from a Music City Star Train stop
- Convenient access to Interstate 40 and 840 Bypass
- Central Pike interchange approved

### TOP EMPLOYERS IN NASHVILLE MSA (PARTIAL LIST)

- Amazon.com
- Vanderbilt University & Medical Center
- University Medical Center
- Cracker Barrel Old Country Store, Inc.
- HCA Holdings Inc.
- CEVA Logistics



# Providence Central

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