


# For Lease

## Publix Anchored

Mt. View Marketplace
3532 Murfreesboro Pike
Antioch, TN 37013

### Property specifications

- Join Publix, Petco, and Ace Hardware in this 101,888 SF Publix-anchored neighborhood shopping center
- Featured: Suite 201 — 5,700 SF former fitness facility, ideal for 2nd gen restaurant or fitness conversion, with existing infrastructure to reduce build-out costs
- Additional availability: Suite 301 (1,200 SF) and inline spaces from 1,800 SF
- 0.48 AC outparcel pad available
- Great visibility and ample parking on heavily travelled Murfreesboro Pike (29,796 VPD)

### Local Retailers:

Kroger · planet fitness · Walmart

### In-Center Tenants:

PETCO · Publix · ACE Hardware · AutoZone

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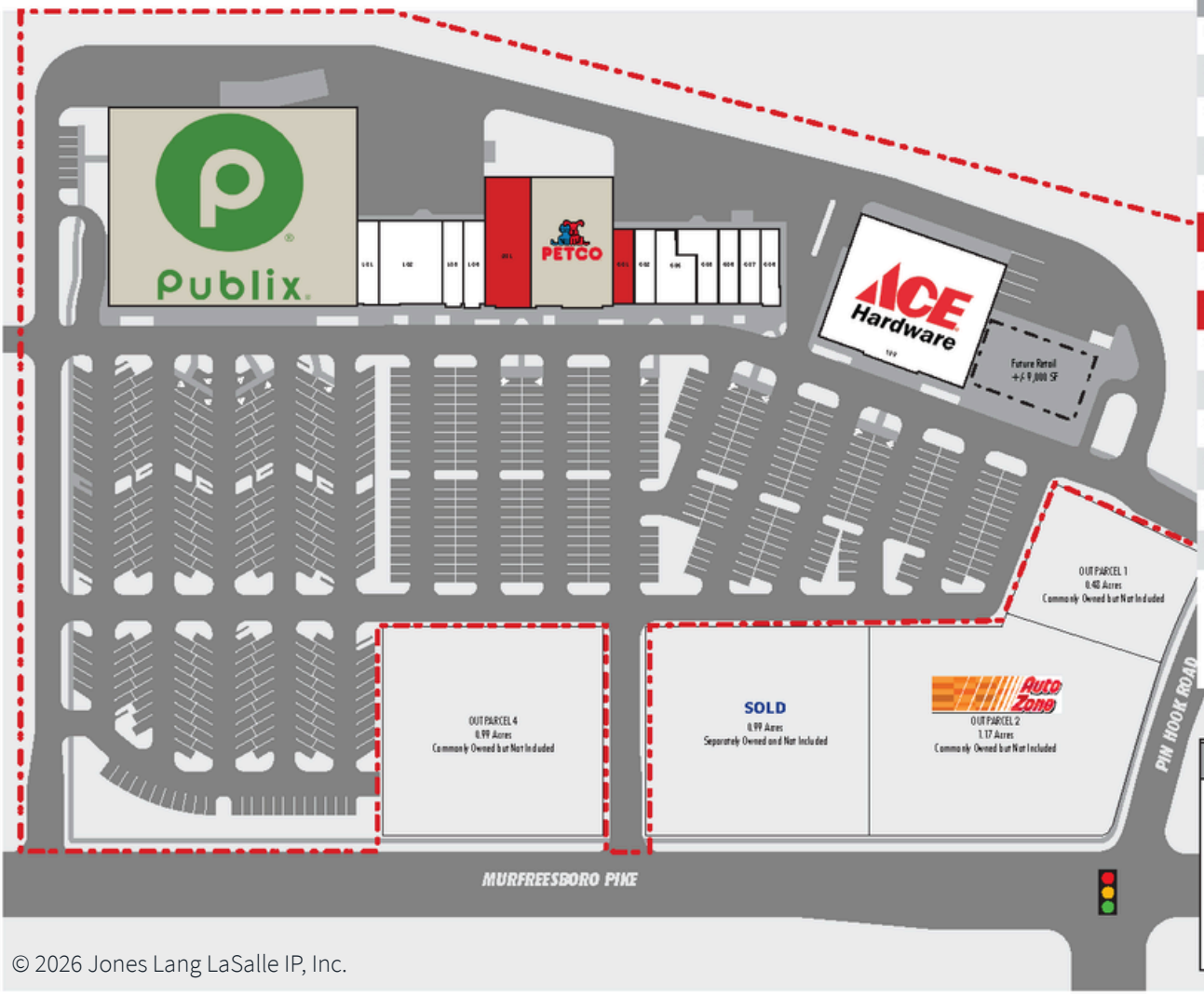
**William Shell**
Managing Director
William.Shell@jll.com
+1 615 928 5316

**Nelson Lee**
Associate Broker
Nelson.Lee@jll.com
+1 615 928 5249

**JLL Nashville**
1801 West End Ave
Suite 1200
Nashville, TN 37203
615 928 5300

JLL SEE A BRIGHTER WAY

## SITE PLAN




### TENANT ROSTER

| Suite | Tenant | SF |
|---|---|---|
| PUBLIX | Publix | 45,600 |
| 101 | 300 Barbershop | 2,050 |
| 102 | Conservative Care | 4,750 |
| 105 | Subway | 1,320 |
| 106 | Jet's Pizza | 1,640 |
| 201 | AVAILABLE | 5,700 |
| 204 | Petco | 10,000 |
| 301 | AVAILABLE | 1,200 |
| 302 | Milan Laser | 1,800 |
| 303 | Nail Salon | 2,500 |
| 305 | Dentist | 2,000 |
| 306 | Onin Staffing | 1,350 |
| 307 | Chop Stick House | 1,369 |
| 308 | Lendmark Financial | 1,831 |
| 100 | Ace Hardware | 18,778 |
| | | 101,888 |

**LEGEND**

- Anchor Tenants
- Available

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### Total Population

| Within 1 Mile | Within 3 Miles | Within 5 Miles |
|---|---|---|
| 11,177 | 81,853 | 175,047 |

### Average Household Income

| Within 1 Mile | Within 3 Miles | Within 5 Miles |
|---|---|---|
| $98,421 | $100,255 | $102,910 |

### Median Age

| Within 1 Mile | Within 3 Miles | Within 5 Miles |
|---|---|---|
| 32.7 | 34.2 | 34.1 |

### Total Households

| Within 1 Mile | Within 3 Miles | Within 5 Miles |
|---|---|---|
| 3,874 | 30,976 | 63,348 |

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