

# PROJECT JOLENE | OUTPARCELS AVAILABLE | Mt. Juliet, TN (Nashville MSA)

## PROPERTY HIGHLIGHTS:

- ❖ Build-to-Suit or Ground Lease
- ❖ Interstate Locations with Exposure to over 71K AADT
- ❖ Strong Avg HH Income
- ❖ Several New Developments in Immediate Area
- ❖ 500,000±SF Industrial Development next to 2M± SF Amazon Distribution Center



**LINEBERRY**  
REAL ESTATE

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# PROJECT JOLENE

NWC @ Golden Bear Gateway & Athletes Way, Mt. Juliet TN



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## DEMOGRAPHICS

## 3-MILE

## 5-MILE

## 7-MILE

*Scan for More Info*

Population (2021)

16,114

47,614

87,187

Average HH Income (2021)

\$106,623

\$111,746

\$112,435

Households (2021)

6,298

17,584

32,104

