

FOR LEASE

LEGACY POINTE PLAZA

145 BEAR XING
MOUNT JULIET, TN 37122

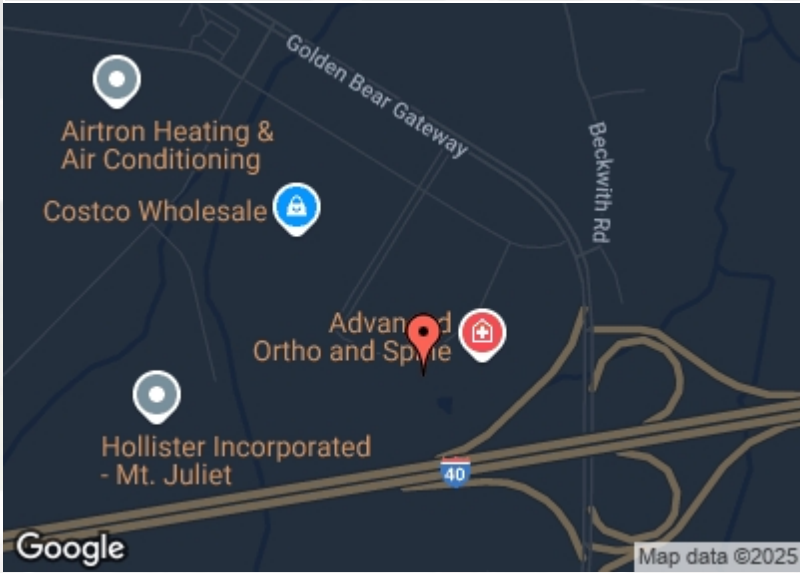


PROPERTY SUMMARY

LEGACY POINT PLAZA is now offering 63,420 SQFT of class-A office space on five (5) floors with breathtaking views of Mt. Juliet's new commercial district of Legacy Pointe. With access to a range of services including the newest COSTCO in Middle Tennessee, restaurants, retail shops and medical practices, this location combines tenant convenience and client accessibility. Endless possibilities just 10 minutes from the airport and 15 minutes from downtown Nashville "Music City" Tennessee.

- LEGACY POINTE PLAZA(LPP) offers a vibrant and convenient working environment with direct access off the I-40 corridor at EXIT 229 Golden Bear Gateway. The contour of LPP offers excellent signage potential on the building facade to capture the attention of the estimated 85,000 cars that traverse I-40 on a daily basis.
- LPP offers an internal configuration for space planning to capitalize on the external windows for natural light and a comfortable work environment.

Zoning Type	Commercial
Property Type	Office Building
Building SqFt	63,420 SqFt
Lot Size (acres)	4.23
Year Built	2023
County	Wilson



SETH T MCDOWELL

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AGILITAS Property Development

145 Bear Crossing, Suite 500
Mount Juliet, TN 37122

Office: 615-327-8788
www.apdinc.us

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#4th FLOOR	GENERAL OFFICE	\$ 30.00 - 32.00 SF/Yr	NNN	12,330 SF	Negotiable



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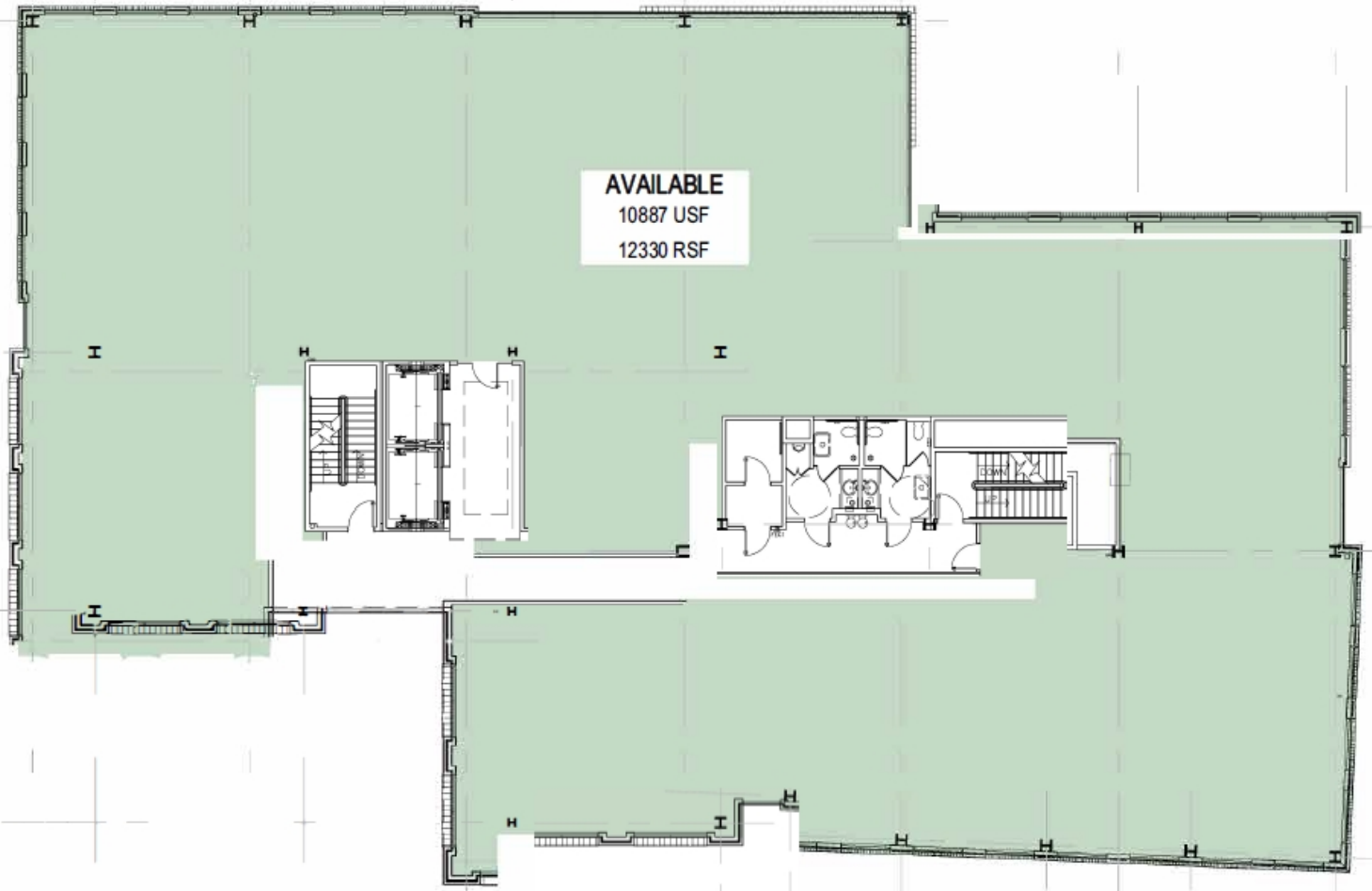
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AVAILABLE
10887 USF
12330 RSF



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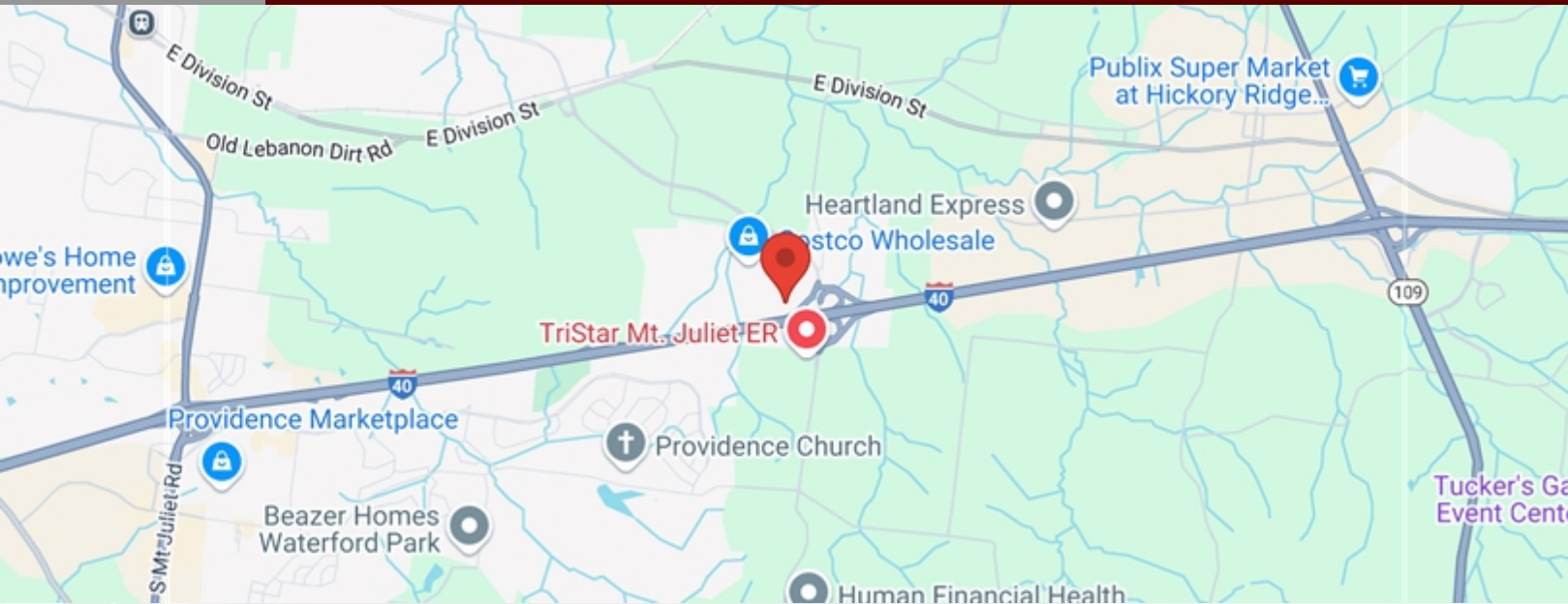
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,021	5,967	17,831
2010 Population	1,009	9,986	26,951
2024 Population	1,054	19,981	54,423
2029 Population	1,127	21,740	60,991
2024-2029 Growth Rate	1.35 %	1.7 %	2.3 %
2024 Daytime Population	1,445	21,102	54,079

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	13	319	608
\$15000-24999	5	126	384
\$25000-34999	48	406	894
\$35000-49999	3	377	925
\$50000-74999	50	1,421	3,555
\$75000-99999	43	1,448	3,334
\$100000-149999	116	1,807	5,192
\$150000-199999	82	1,037	2,955
\$200000 or greater	24	927	2,710
Median HH Income	\$ 108,289	\$ 96,323	\$ 103,472
Average HH Income	\$ 116,467	\$ 122,150	\$ 128,530

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	339	2,070	6,346
2010 Total Households	349	3,793	10,008
2024 Total Households	384	7,868	20,557
2029 Total Households	414	8,583	23,068
2024 Average Household Size	2.74	2.53	2.64
2024 Owner Occupied Housing	303	5,495	15,087
2029 Owner Occupied Housing	335	6,197	17,195
2024 Renter Occupied Housing	81	2,373	5,470
2029 Renter Occupied Housing	79	2,386	5,873
2024 Vacant Housing	8	324	1,121
2024 Total Housing	392	8,192	21,678

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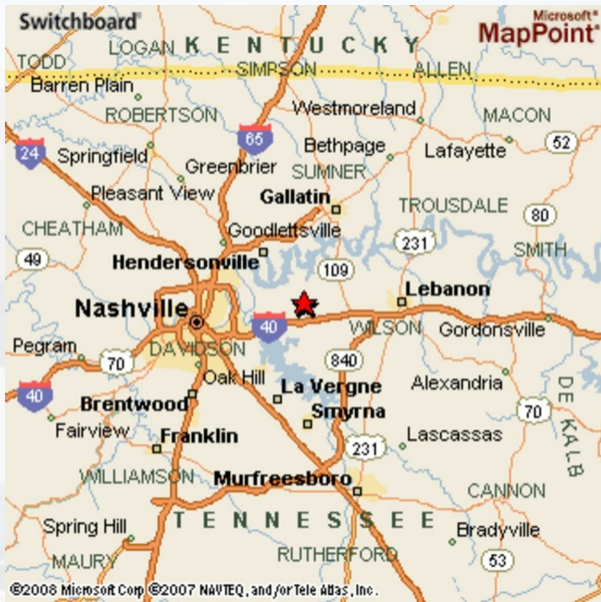
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CITY OF MOUNT JULIET

COUNTY WILSON

AREA

CITY 26.1 SQ MI

LAND 25.8 SQ MI

ELEVATION 683 FT

POPULATION

POPULATION 39,289

DENSITY 1,525.37 SQ MI



ABOUT MOUNT JULIET

Mt. Juliet (also referred to as Mount Juliet) is a city located in western Wilson County, Tennessee, United States. A suburb of Nashville, it is approximately 17 miles east of downtown Nashville and 10 minutes from the BNA International Airport.

One of Tennessee's Fastest Growing Communities that boasts of the largest shopping complex between Nashville and Knoxville, with hundreds of restaurants and retail shops for all your shopping and entertainment needs.

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