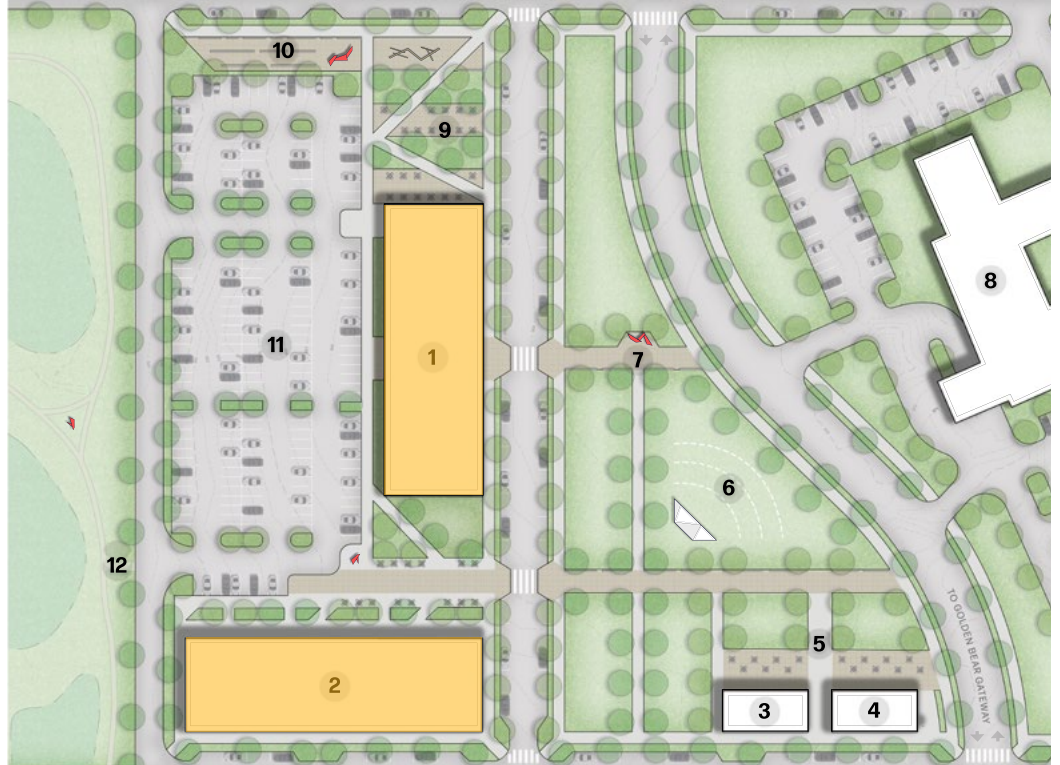


FOR LEASE

# Golden Gateway North

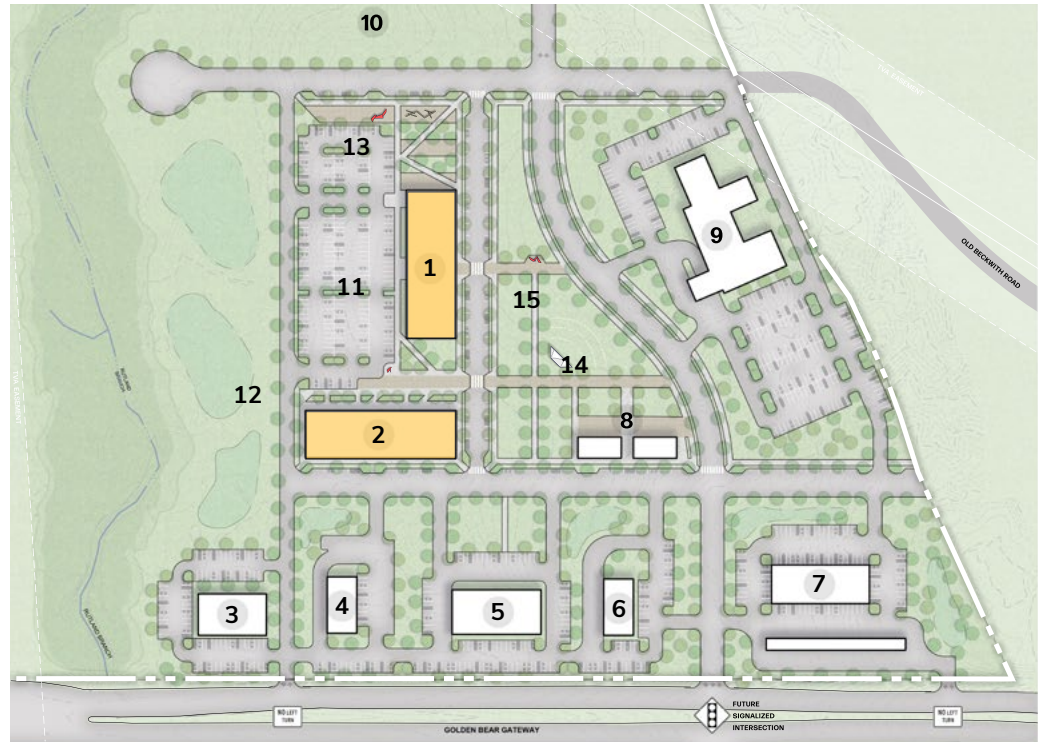
MT. JULIET, TN

40,000-60,000 SF MEDICAL OR TRADITIONAL OFFICE IN A MIXED-USE ENVIRONMENT



REPRESENTATIVE BUILDING IMAGE





## GOLDEN GATEWAY NORTH PROPOSED USES

- 1** 40,000-60,000 SF OFFICE
- 2** 40,000-60,000 SF OFFICE
- 3-5** RETAIL/ RESTAURANT
- 6-7** MIXED USE
- 8** LAWN & PLAZA SPACE
- 9** HOTEL
- 10** FITNESS CENTER
- 11** AMPLE SURFACE PARKING
- 12** LOOP WALKING TRAIL
- 13** NATURAL PLAY AREA
- 14** PERFORMANCE LAWN
- 15** PUBLIC ART PLAZA





## COMING SOON

- 1** GOLDEN BEAR PLACE NORTH
  - 1,970 multi-family units
  - 60 acres for commercial use
  - 600 senior living units

- 4** LEGACY POINTE
  - Mixed-Use, Medical, & Retail



## GOLDEN GATEWAY NORTH NEIGHBORS





## ACCESSIBILITY

- 1 mile off I-40
- 10 minutes from Nashville International Airport
- 15 minutes from Downtown Nashville

## AREA DEMOGRAPHIC SNAPSHOT



### MEDIAN HOUSEHOLD INCOME

**\$125,964**

Within 1 mile radius

**81%**

POPULATION GROWTH  
SINCE 2010

Within 3-mile radius

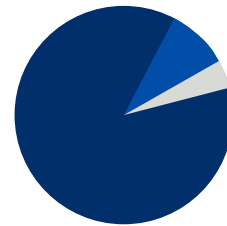


**64,484**

POPULATION IN 2023

Within 5-mile radius

### JOBS BY SECTOR



70% White Collar  
20% Blue Collar  
10% Service

Within 1 mile radius

For more information, contact:

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