

FOR LEASE

±7,820 SF Office Building

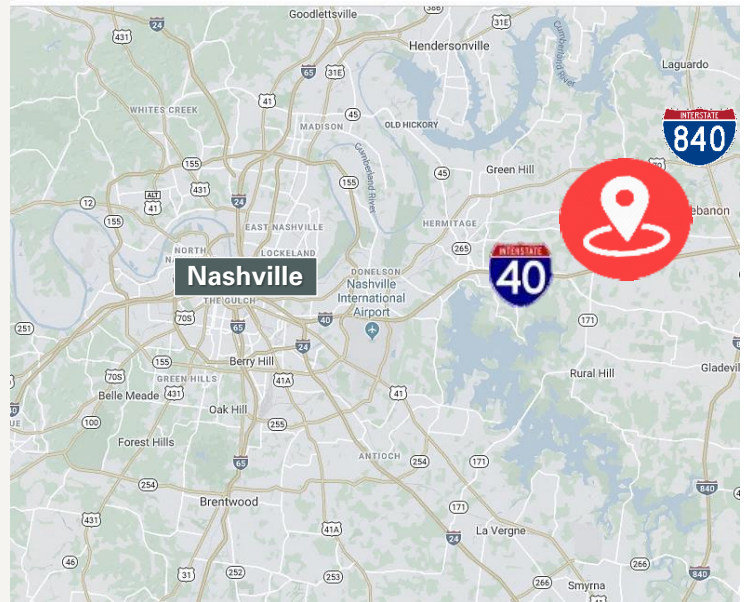
Offers Visibility from Old Lebanon Dirt Road in one of Tennessee's Fastest Growing Counties

5760 Old Lebanon Dirt Road, Mt. Juliet, TN 37122



HIGHLIGHTS

- ±7,820 SF Office
- Lease Rate: Call for pricing
- 55 parking spots
- (22) Office suites
- (2) Conference rooms
- (2) Restrooms
- Kitchen and reception area
- Built in 1988
- ±3.3 Miles to I-40
- ±20 Miles to Nashville
- Less than one mile from Amazon's 3.6 million square foot distribution facility



J.P. Lowe, CCIM
First Vice President
O: 615.345.7212
jplowe@charleshawkinsco.com

Jamie Phillips
Vice President
C: 615.517.4607
jphillips@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211

T: 615.256.3189 / F: 615.254.4026

For Lease
±7,820 SF
Office Building

5670 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Wilson County

CHARLES
HAWKINS CO.



J.P. Lowe, CCIM
First Vice President
O: 615.345.7212
jplowe@charleshawkinsco.com

Jamie Phillips
Vice President
C: 615.517.4607
jphillips@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026

For Lease
±7,820 SF
Office Building

5670 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Wilson County

CHARLES
HAWKINS CO.

PHOTOS / AERIAL



J.P. Lowe, CCIM
First Vice President
O: 615.345.7212
jplowe@charleshawkinsco.com

Jamie Phillips
Vice President
C: 615.517.4607
jphillips@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026

For Lease
±7,820 SF
Office Building

5670 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Wilson County

**CHARLES
HAWKINS CO.**

Picture Source: Wilson County Chamber of Commerce

COUNTY PROFILE

Wilson County is now one of the fastest growing counties in Tennessee. According to census figures, approximately there has been a 15.2% increase in population from 2015 to 2020.

Several major corporations have invested in Wilson County: Cracker Barrel headquarters, Amazon Fulfillment Services, Nissan Parts Redistribution Center, Lifeway Christian Resources trade publications distribution, Permobil, Bridgestone Americas Tire Operations, LLC.

Favorable transit connections to 4 major interstates drive the county's economic and industrial competitiveness. Wilson County was named one of the "most logistics friendly" locations.
(www.tennesseecentral.org)

Demographics:

Population: 148,130 (census.gov)
Median household income \$66,123 (census.gov)



KEY HIGHLIGHTS

Top 5 Wilson County Employers

Source: Nashville Business Journal

Wilson County Schools	2,500
Amazon	1,389
CEVA Logistics	1,157
Cracker Barrel	1,106
GEODIS	1,080

TOP HEADLINES

wkrn.com:

Why people are flocking to Wilson County
(2022)

Tn.Gov:

Governor Lee, Commissioner Rolfe Announce Tritium to Establish US Manufacturing Operations in Wilson County
(2022)

Tennessean:

Thermo Fisher Scientific to create 1,400 jobs and add to Wilson County's Speedway Industrial Park lineup
(2021)

Nashville Business Journal:

Genuine Parts Company to invest \$50 million, hire 250 people for Middle Tennessee facility
(2020)

J.P. Lowe, CCIM
First Vice President
O: 615.345.7212
jplowe@charleshawkinsco.com

Jamie Phillips
Vice President
C: 615.517.4607
jphillips@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211

T: 615.256.3189 / F: 615.254.4026