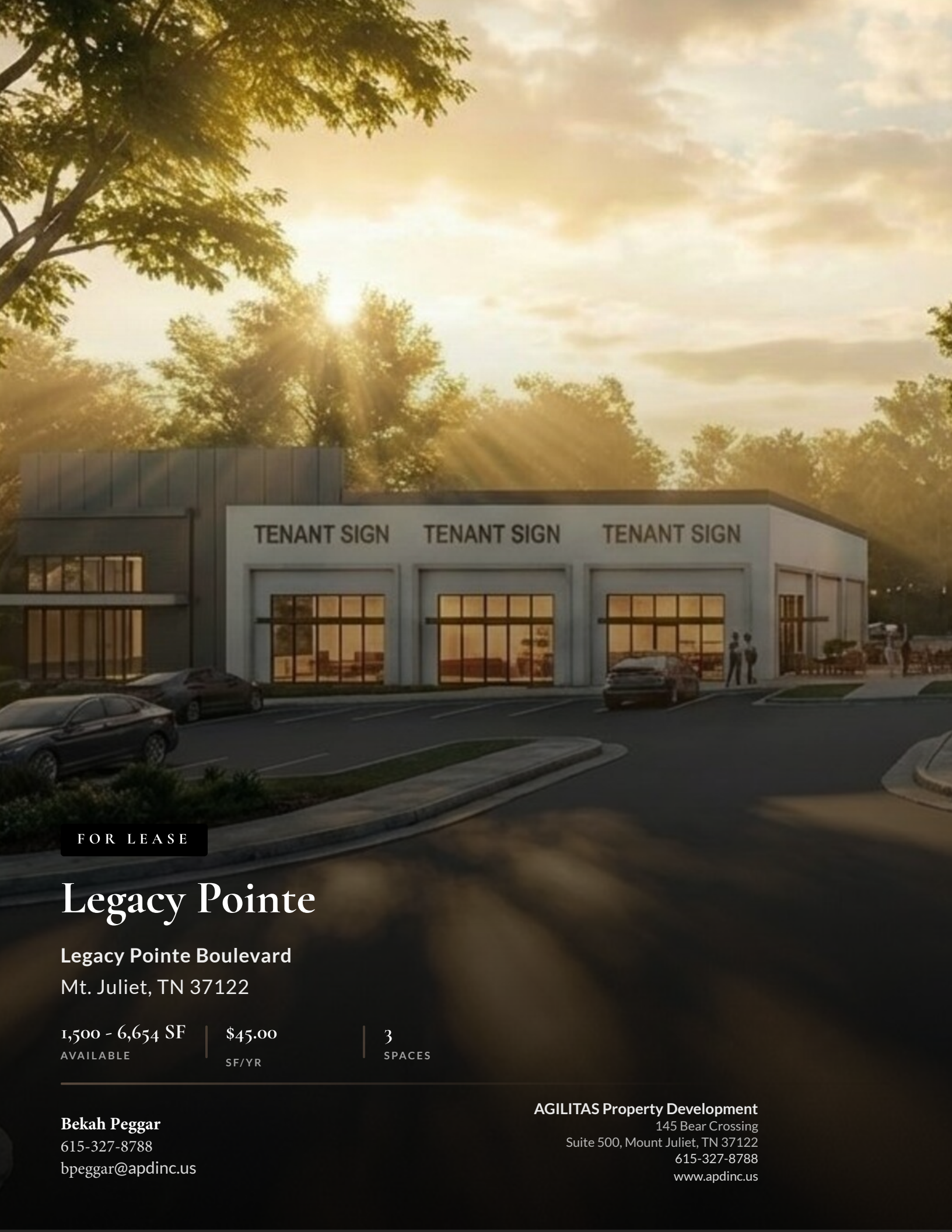




FOR LEASE

Legacy Pointe

Legacy Pointe Boulevard

Mt. Juliet, TN 37122

1,500 - 6,654 SF	\$45.00
AVAILABLE	SF/YR

3
SPACES

Bekah Peggar
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AGILITAS Property Development
145 Bear Crossing
Suite 500, Mount Juliet, TN 37122
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Property Overview

13,762 SF
AVAILABLE SF

\$45
ASKING RATE SF/YR

3
SPACES AVAILABLE

EXECUTIVE SUMMARY

This 85-acre development in Mt. Juliet combines retail, office, and medical components in a single, synergistic development.

Legacy Pointe was intentionally design to deliver the live-work-play environment demanded by today's tenants, while also serving as a one-stop shop for your lifestyle needs.

The entire Legacy Pointe development holds straight zoning - Commercial Interchange (CI)

Legacy Pointe is located at the intersection of I-40 and the Golden Bear Exit 229, offering both accessibility and visibility.

PROPERTY HIGHLIGHTS

- Divisible commercial bays ranging from small shop spaces to large-format anchor positions
- Shared outdoor courtyard and plaza spaces activating the ground plane and fostering community
- Flexible retail spaces easily configured for restaurant, service, or traditional retail uses
- Upper-floor office suites with efficient floor plates, natural light, and modern finishes
- Ground-floor retail storefronts with high ceilings, large display windows, and dedicated entrances

ACCESSIBILITY

AIRPORTS

Lebanon Municipal Airport	8.8 mi
Nashville International Airport	12.6 mi

HIGHWAYS

I 40	0.3 mi
SR 109	2.8 mi
Central Pike	4.9 mi

Space Available

D1 + D2

\$45 SF/Yr

SF AVAILABLE

1,526 – 3,737 SF

TERM

5 – 15 Yrs

TYPE

NNN

USE

Retail, Restaurant,
Storefront/Office

Prime retail space directly facing Costco with great visibility and easy access. These storefront bays offer a high-profile location in an active retail setting, making them a great fit for retail, service, medical, office, food, and specialty businesses. With excellent storefront exposure and strong traffic from Costco and the surrounding retail area, this is a great opportunity to put your business in front of a steady flow of potential customers. End cap offers excellent patios seating options.

E1

\$45 SF/Yr

SF AVAILABLE

1,500 – 3,371 SF

TERM

5 – 15 Yrs

TYPE

NNN

USE

Retail, Office, Medical,
Restaurant

Prime retail space directly facing Costco with great visibility and easy access. These storefront bays offer a high-profile location in an active retail setting, making them a great fit for retail, service, medical, office, food, and specialty businesses. With excellent storefront exposure and strong traffic from Costco and the surrounding retail area, this is a great opportunity to put your business in front of a steady flow of potential customers.

E6, E7, E8

\$45 SF/Yr

SF AVAILABLE

1,800 – 6,654 SF

TERM

5 – 15 Yrs

TYPE

NNN

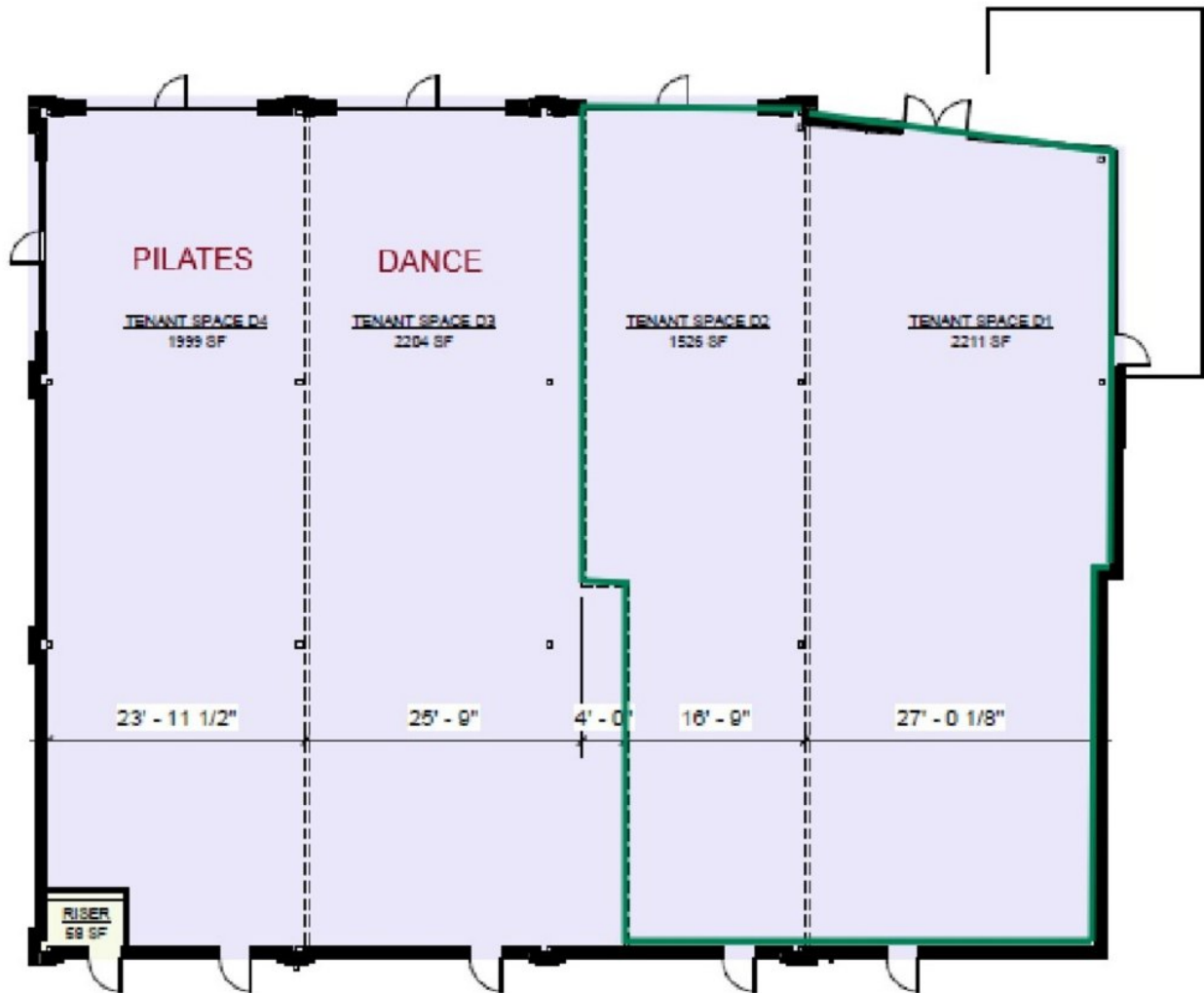
USE

Retail, Medical, Office,
Restaurant

Prime retail space with excellent visibility and easy access, directly overlooking approximately 120,000 square feet of medical and office space. These storefront bays offer a high-profile location in an active commercial setting, making them a great fit for retail, service, medical, office, food, and specialty businesses. With strong storefront exposure and a built-in customer and employee base from the surrounding medical and office community, this is a great opportunity to put your business in front of a steady flow of potential customers.



36.1811°N, 86.4611°W



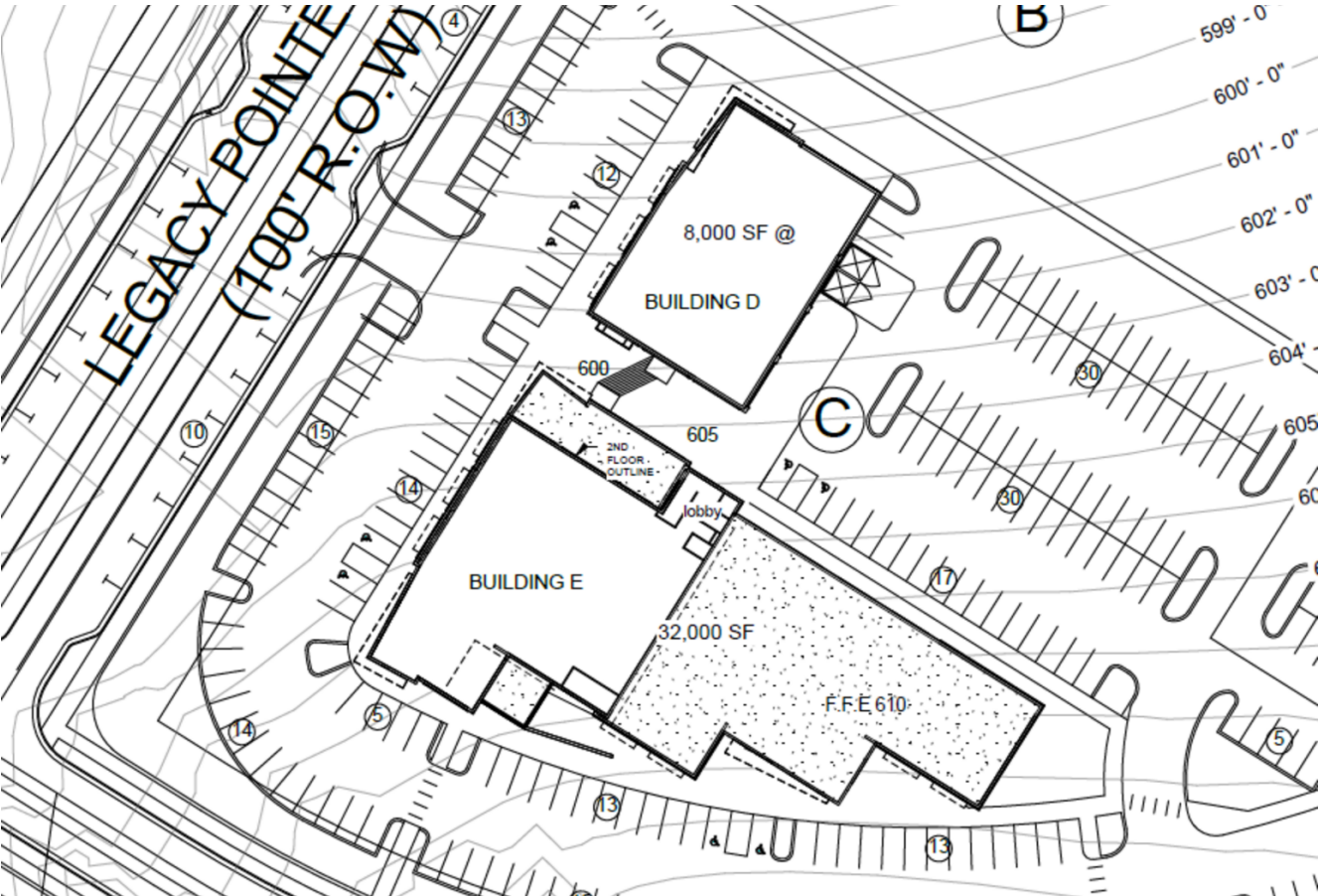


FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

Building Exterior Renderings



Photo Gallery



Demographics

POPULATION

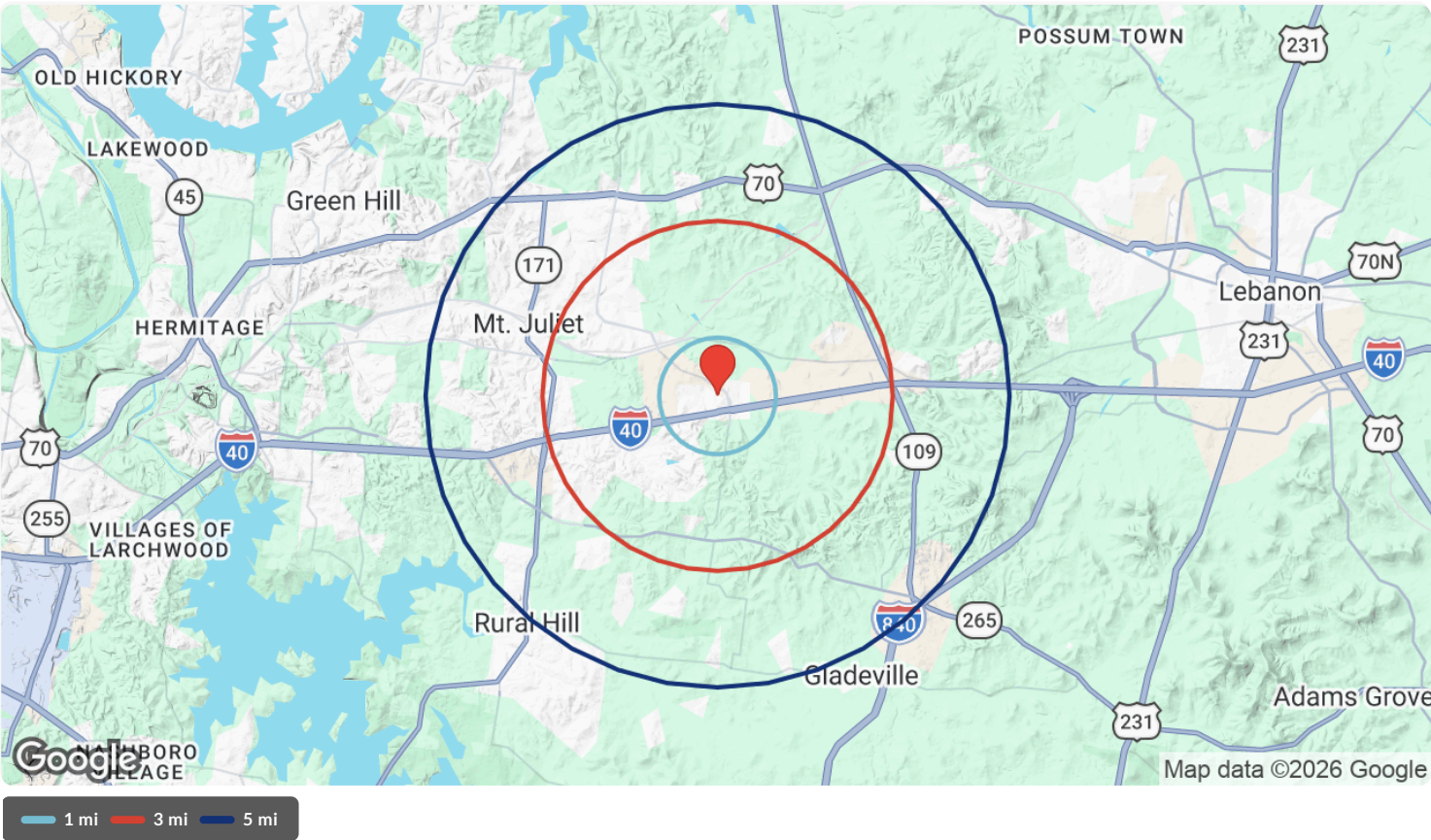
	2010	2020	2025
Mt. Juliet Population	23,671	39,289	45,172
Wilson County Population	113,993	147,737	175,033
Mt Juliet 2010-2020 Growth Rate			58.82%

HOUSEHOLDS

2025 Total Households	15,960
Avg. Household Size	2.63
2026 Owner Occupied Housing	72.1%

HOUSEHOLD INCOME

2026 Average HH Income	\$144,231
Per-Capita Income	\$55,220
2025 Average Home Price	\$644,000



Source: ESRI / ArcGIS Business Analyst

Legacy Pointe

Legacy Pointe Boulevard, Mt. Juliet, TN,
37122

PRESENTED BY

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE AGILITAS Property Development ADVISOR FOR MORE DETAILS.