



CRS

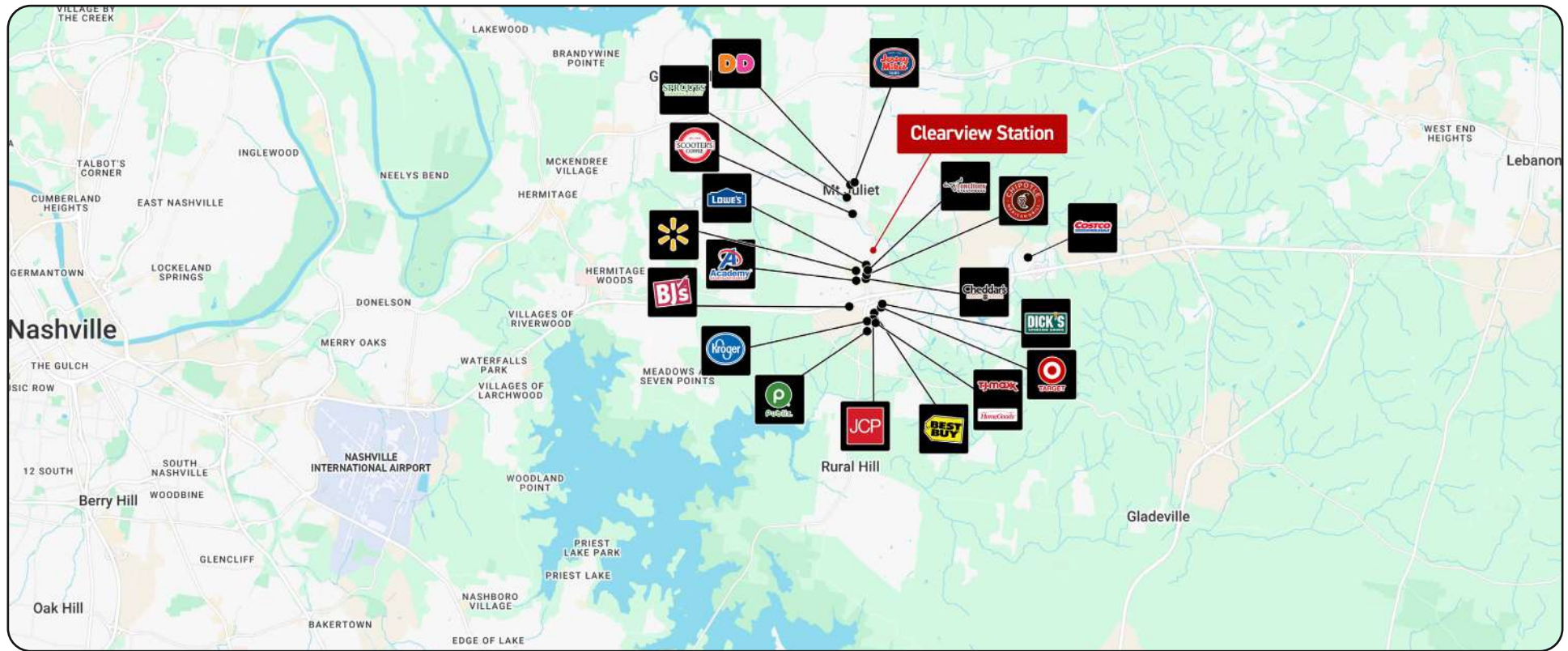
LEASING@CRSNASHVILLE.COM
615 234 1101

CLEARVIEW STATION

904 N MOUNT JULIET RD

FOR LEASE

MIXED-USE SPACE



ABOUT WILSON COUNTY

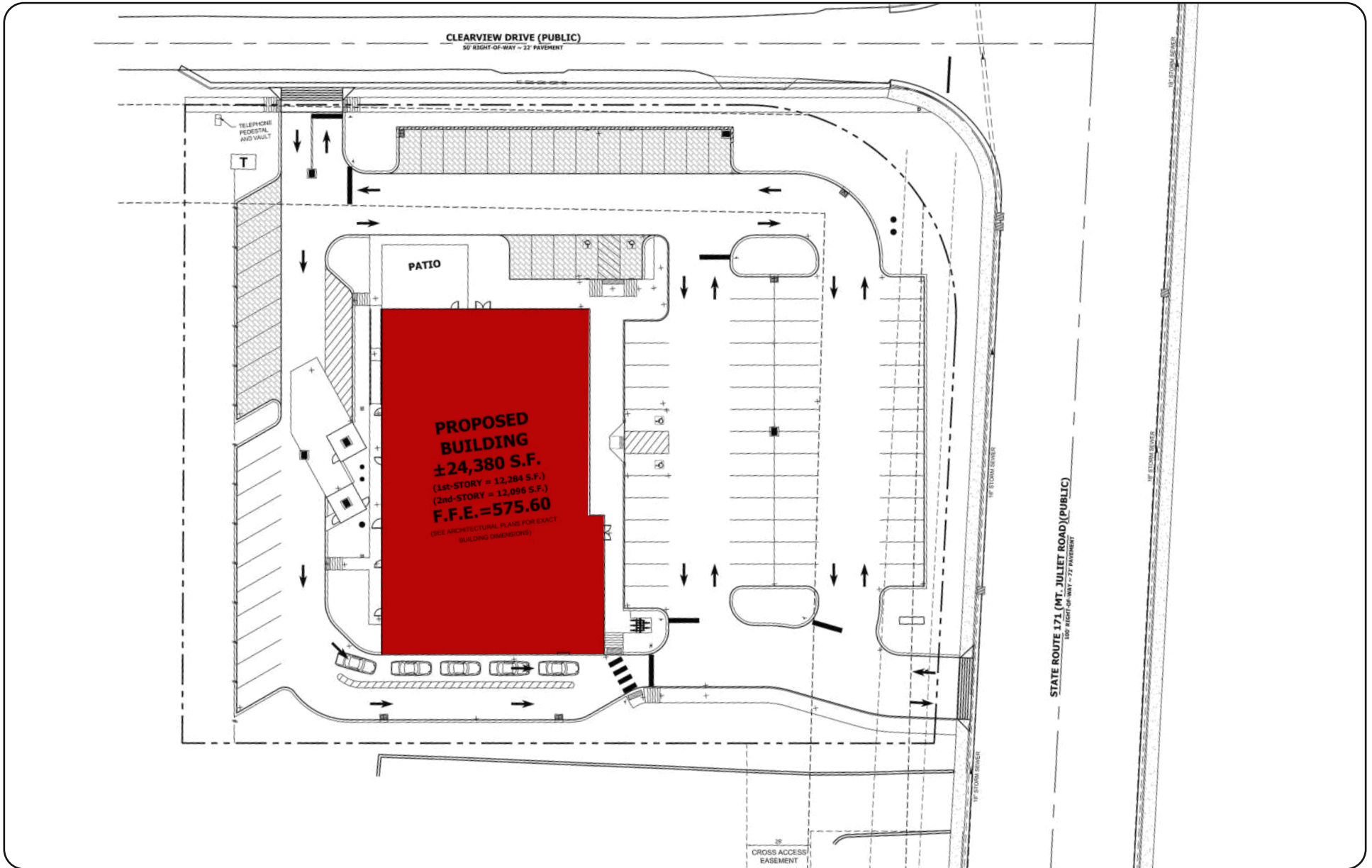
- Wilson County was the fastest growing county in the state of Tennessee from 2020-2025. Over the coming five years it is projected to be the second fastest growing.
- Median Household Income: \$103,190 #2 in the state.
- Average Disposable Income: \$101,355 #2 in the state

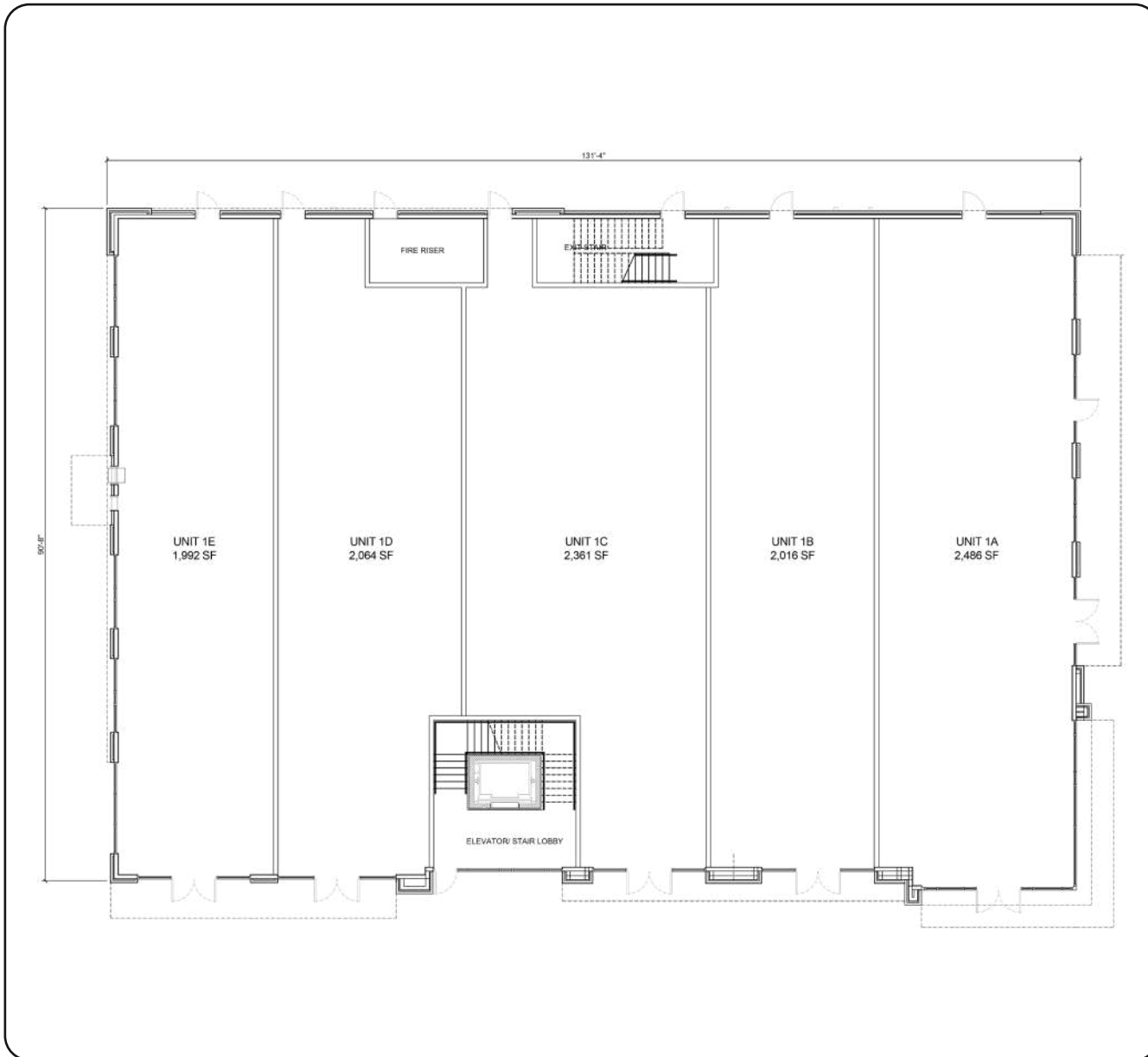
ABOUT THE PROPERTY

- Clearview Station is a premier mixed-use development located at 904 N Mount Juliet Road, situated in the heart of Mt. Juliet and along Wilson County's primary retail corridor.
- Features include modern architectural styling and ability for inviting outdoor patio area.
- A blend of restaurant, retail, and office creates a vibrant setting with flexible leasing options tailored to meet the evolving needs of the Mt. Juliet/Wilson County community.

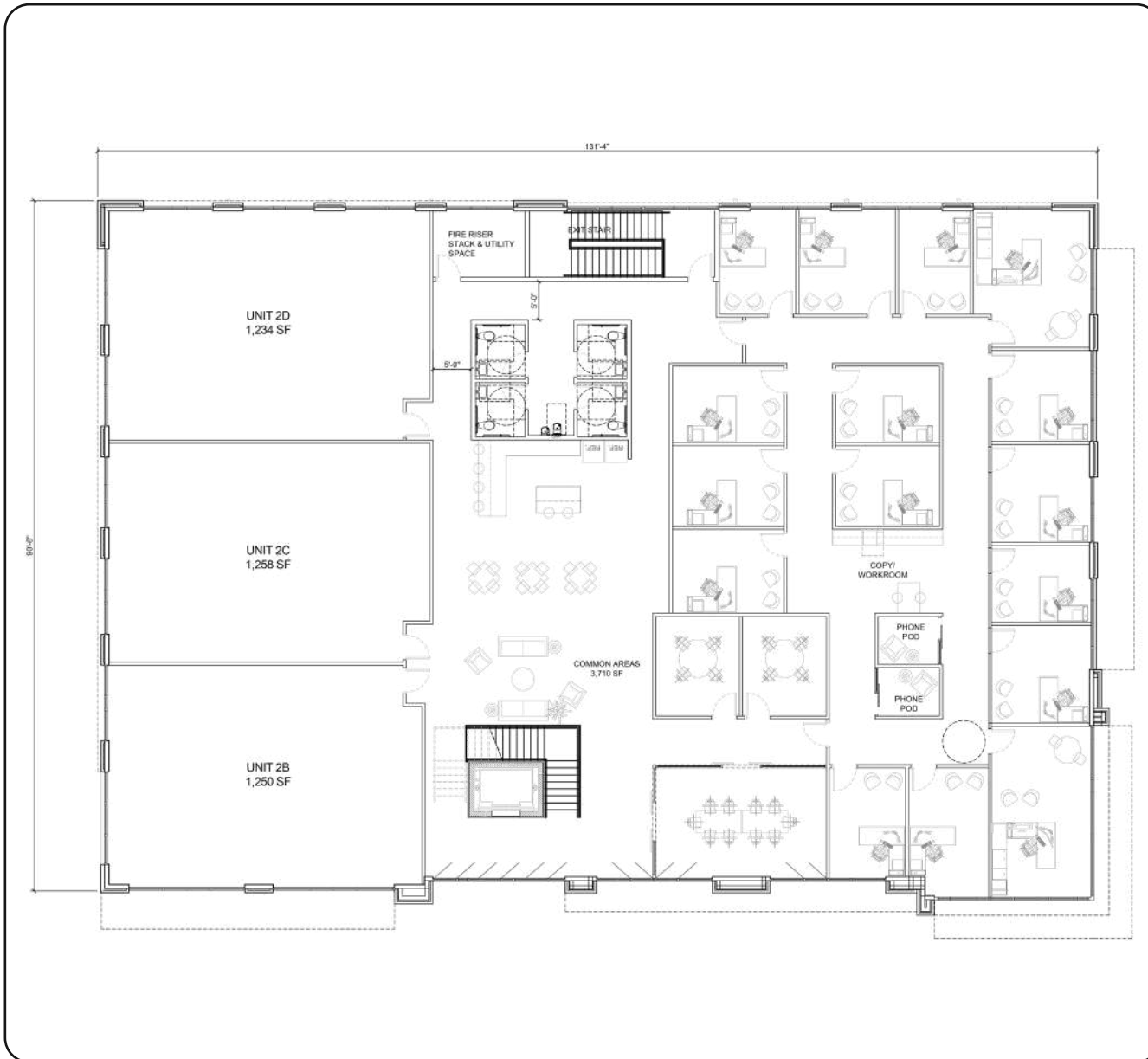








| SPACE | SF | ASKING RENT |
|---------|-------|-------------|
| UNIT 1A | 2,486 | MARKET |
| UNIT 1B | 2,016 | MARKET |
| UNIT 1C | 2,361 | MARKET |
| UNIT 1D | 2,064 | MARKET |
| UNIT 1E | 1,992 | MARKET |



| SPACE | SF | ASKING RENT |
|---------|-------|-------------|
| UNIT 2B | 1,250 | MARKET |
| UNIT 2C | 1,258 | MARKET |
| UNIT 2D | 1,234 | MARKET |

POPULATION

4,337

Population within a
5 Minute-Drive

+ 12.0%

Population Growth
in 5 Years within a
5-Minute Drive

42,235

Population within a
10-Minute Drive

+ 14.6%

Population Growth
in 5 Years within a
10-Minute Drive

122,720

Population within a
15-Minute Drive

+ 10.0%

Population Growth
in 5 Years within a
15-Minute Drive

MARKET DATA

Total Households

1,748

Households within a
5 Minute-Drive

16,131

Households within a
10 Minute-Drive

50,183

Households within a
15 Minute-Drive

Average Household Income

\$131K

Household income
within a **5 Minute-Drive**

\$135K

Household income
within a **10 Minute-Drive**

\$122K

Household income
within a **15 Minute-Drive**

Total Consumer Spend

\$131M

Consumer spend within
a **5 Minute-Drive**

\$1.2B

Consumer spend within
a **10 Minute-Drive**

\$3.5B

Consumer spend within
a **15 Minute-Drive**