



LEASING@CRSNASHVILLE.COM
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CRS

CITI STATION

2049 N MT JULIET RD



PROPERTY DETAILS

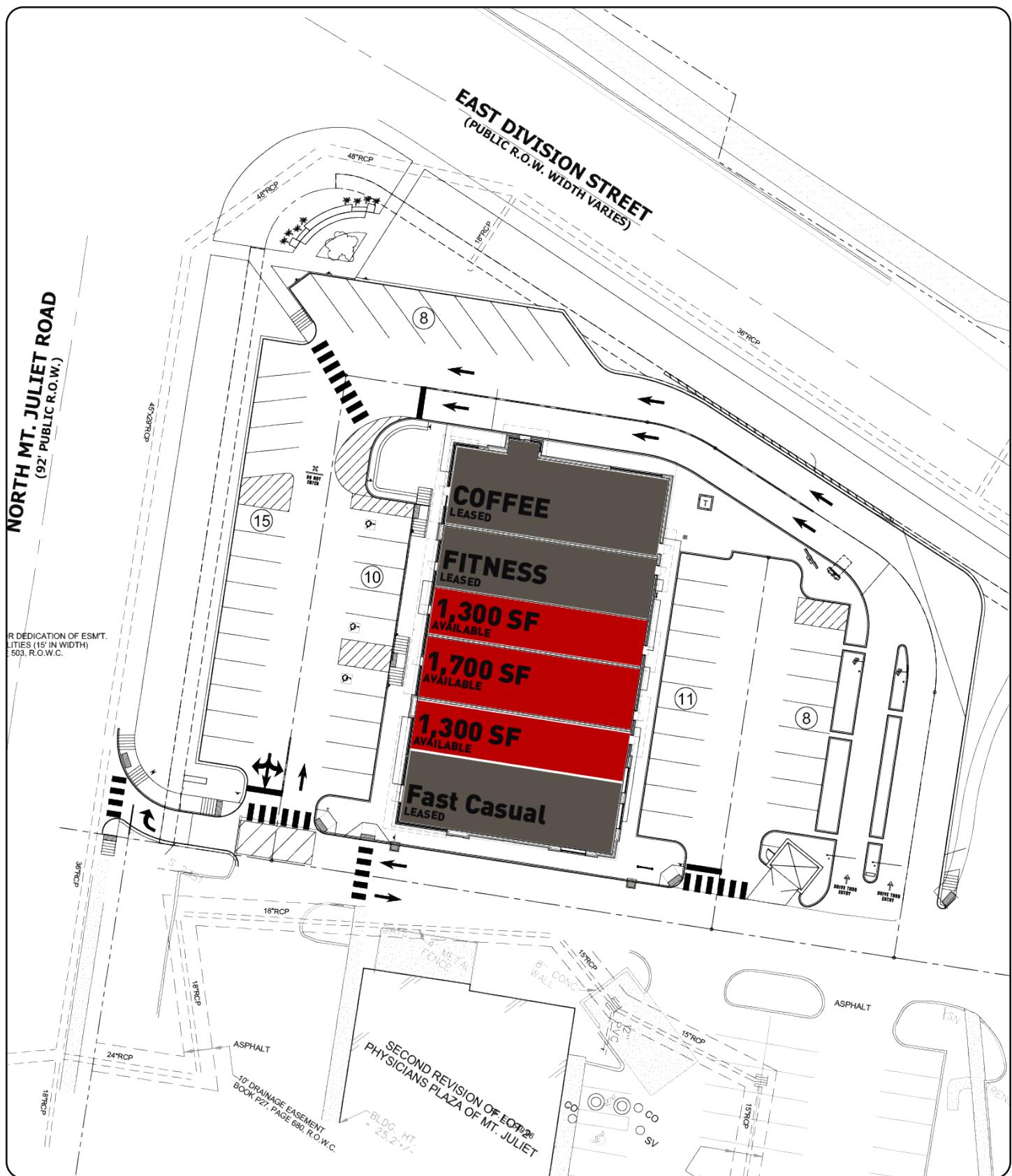
SIZE: UNIT 1-1,300 SF
UNIT 2 - 1,700 SF
UNIT 3 - 1,300 SF

RATE: \$60/SF(NNN)

ABOUT THE PROPERTY

Citi Station is a brand new 4-tenant strip center in the heart of Mount Juliet with an expected completion in Late-Summer 2024. This property, at the hard corner of N. Mt Juliet Rd and E. Division St. will feature high-end modern architectural finishes with excellent visibility from the street with more than 37,000 cars passing by daily.





POPULATION

3,352Population in
1-mile radius**38,069**Population in
3-mile radius**84,906**Population in
5-mile radius**8.7%**Population growth
in 5 years for
1-mile radius**10.5%**Population growth
in 5 years for
3-mile radius**7.4%**Population growth
in 5 years for
5-mile radius**31,345**Average traffic
count per day

MARKET DATA

**Total
Households****1,187**Households in
1-mile radius**13,650**Households in
3-mile radius**32,467**Households in
5-mile radius**Average
Household
Income****\$133,2K**Household income
in 1-mile radius**\$132K**Households income
in 3-mile radius**\$125,2K**Households income
in 5-mile radius**Total
Consumer
Spend****\$43,6M**Consumer spend
in 1-mile radius**\$465,3M**Consumer spend
in 3-mile radius**\$1.7B**Consumer spend
in 5-mile radius



Mt. Juliet, Tennessee, is a thriving suburb of Nashville and the perfect location for your retail store. This rapidly growing community boasts high foot traffic and a diverse, expanding consumer base, providing an excellent opportunity for retail businesses to thrive. Its immediate access to two major interstates, I-40 and I-840, guarantees easy accessibility for recurring customers and a never-ending opportunity for new ones.

NEARBY



Red Bicycle Cafe

From carefully selected and roasted beans to food that is sure to fuel your day, this cafe strives in building strong relationships within the community.



Local Joes Cafe

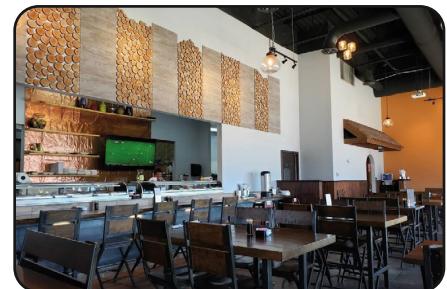
This restaurant offers delicious Southern dishes daily, as well as full-service catering. This place serves tasty catfish, meatloaf, and mashed potatoes.

NEARBY



Everette Downs

Currently underway on N Mt. Juliet Rd, this 10.9-acre project features a Sprouts anchor, with a dynamic mix of retail and multifamily.



Mori Mori

Established in 2017, MoriMori is the area's leading sushi restaurant. The restaurant offers Japanese cuisine with fresh cut sushi, Korean barbecue, and a sake bar.