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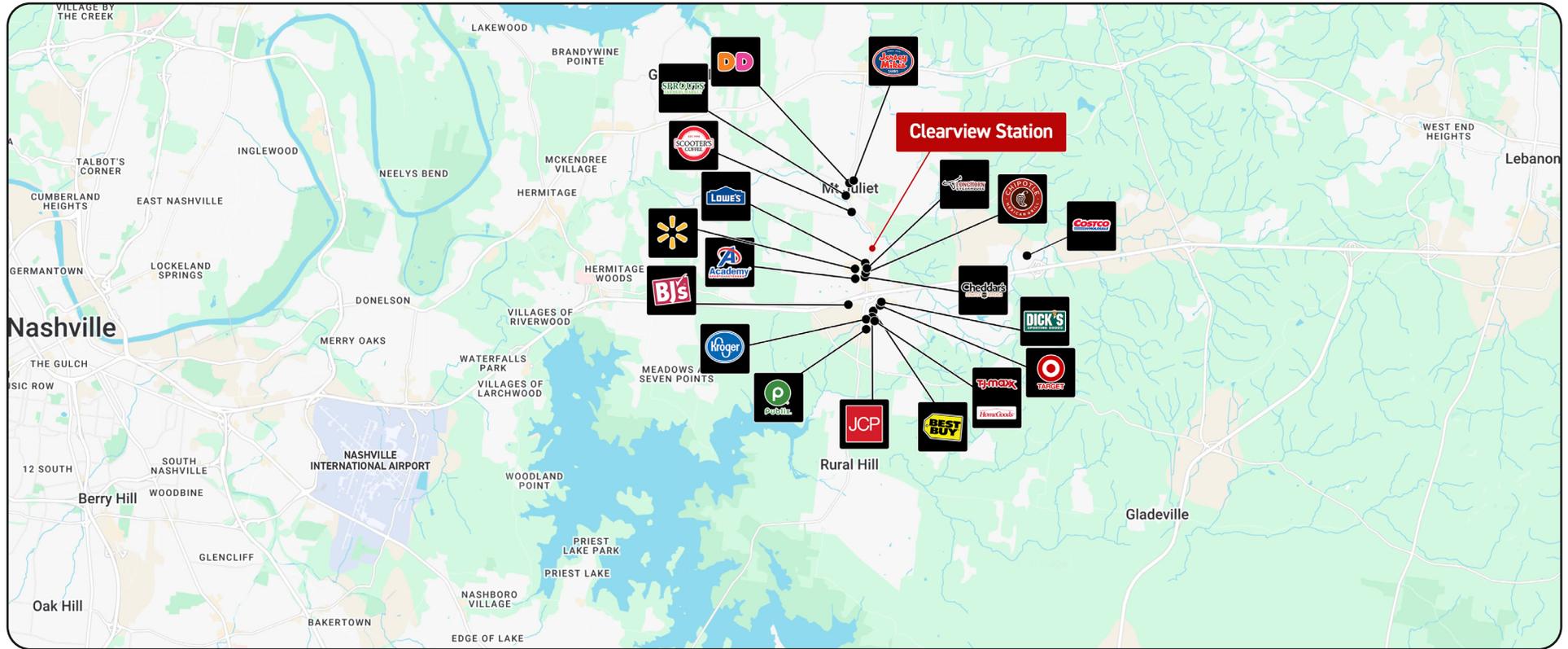
CRS

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.

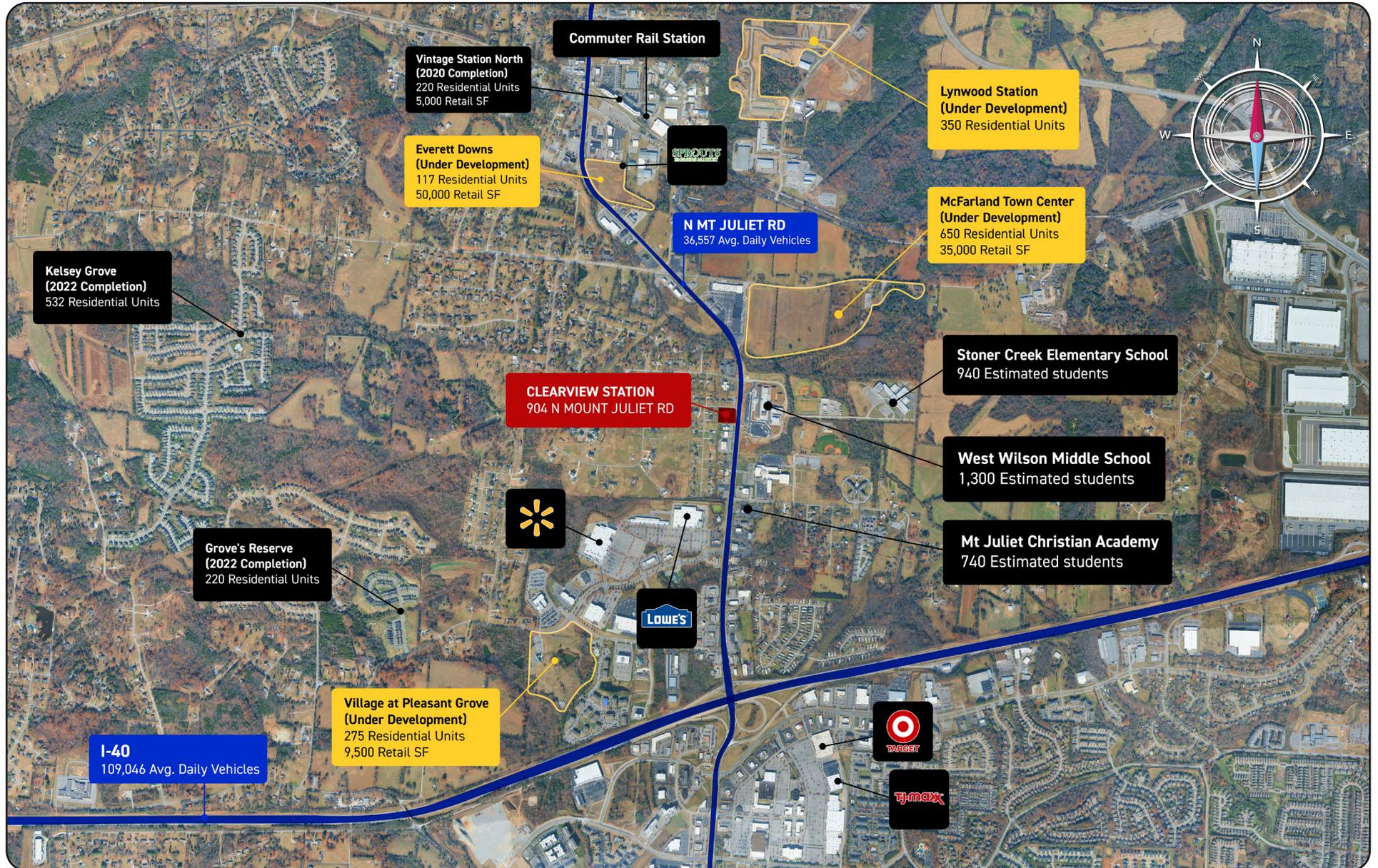
Average Disposable Income: \$101,355 #2 in the state

ABOUT THE PROPERTY

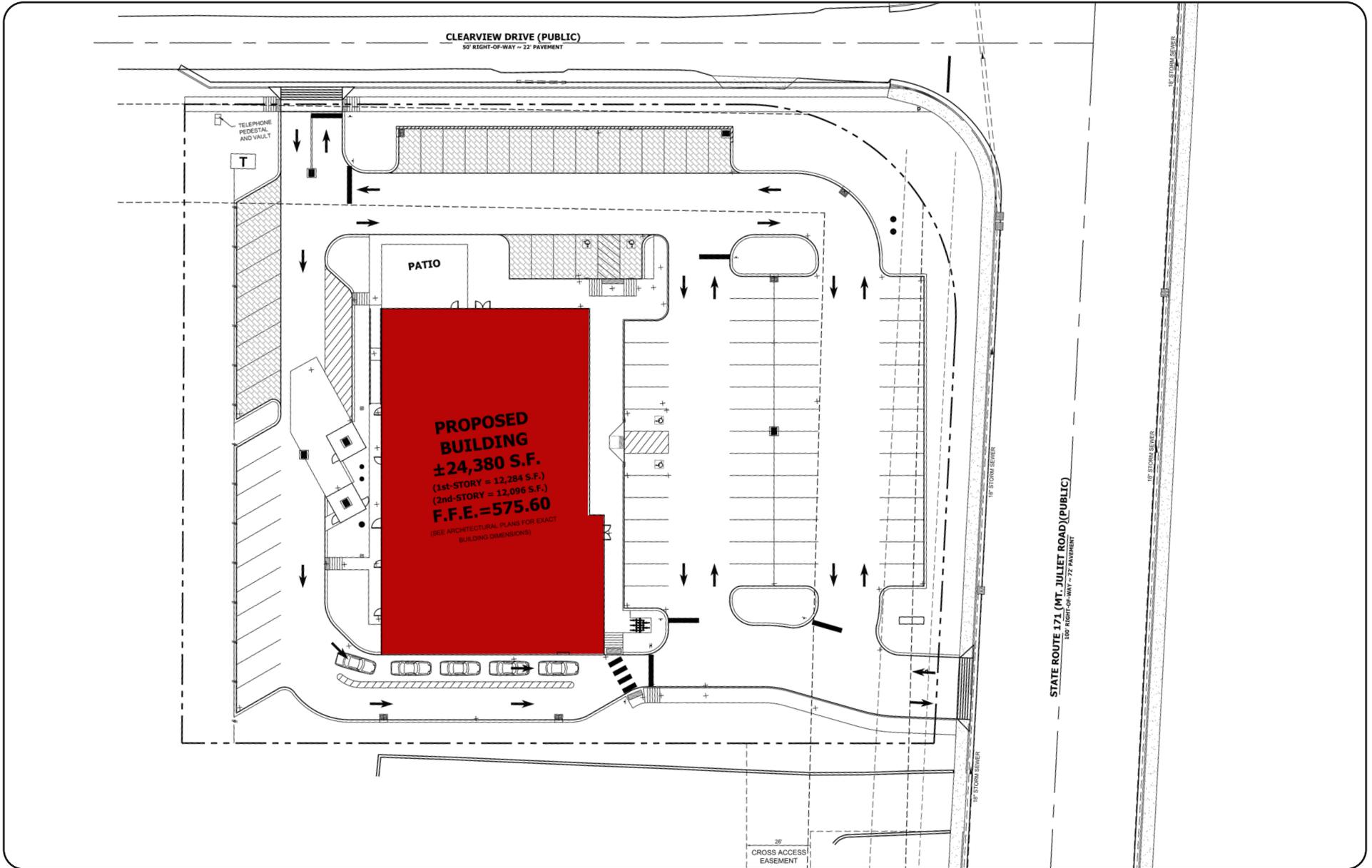
Clearview Station is a premier mixed-use development located at 904 N Mount Juliet Road, situated in the heart of Mt. Juliet and along Wilson County's primary retail corridor.

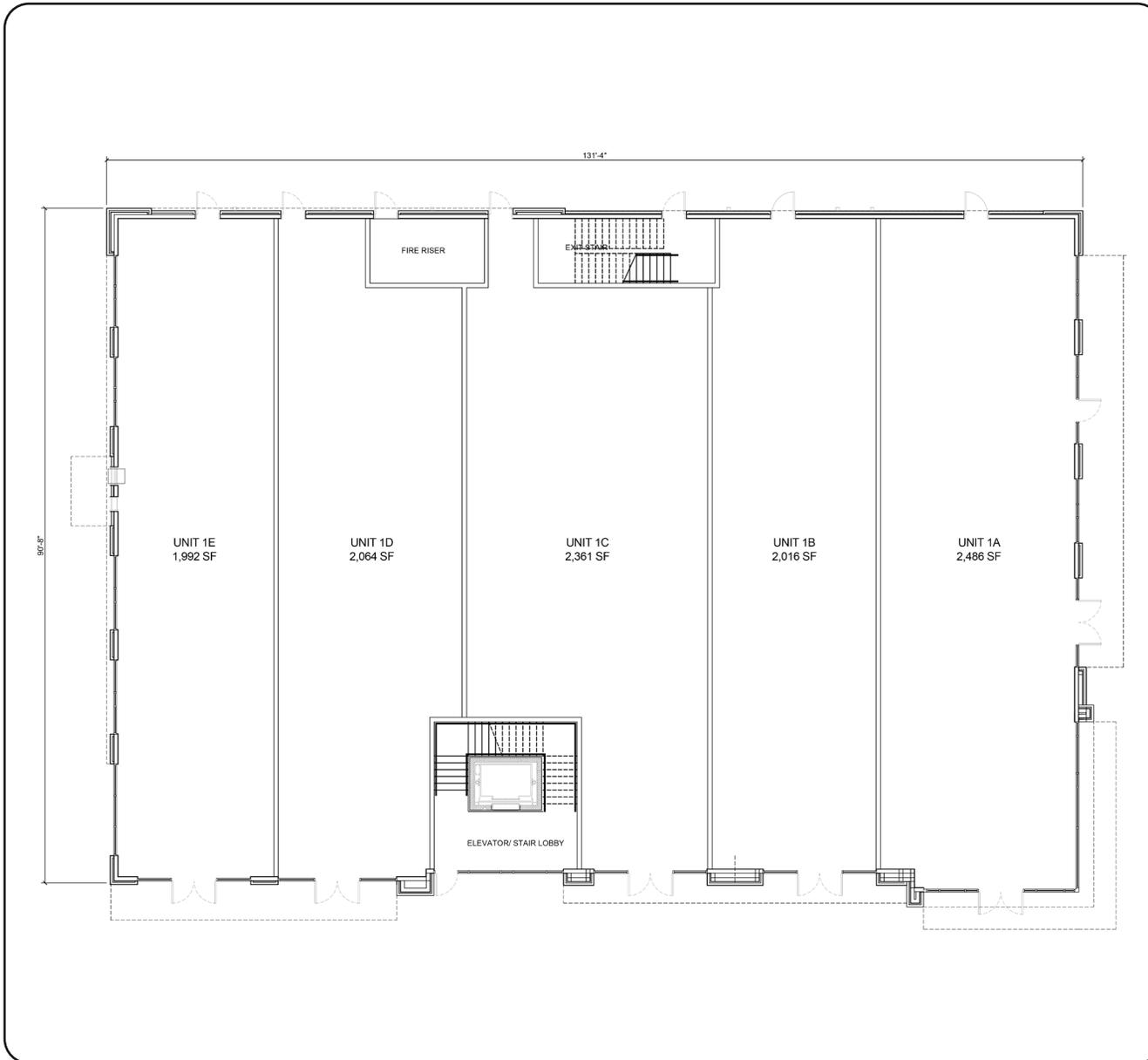
Features include modern architectural styling and ability for inviting outdoor patio area.

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.

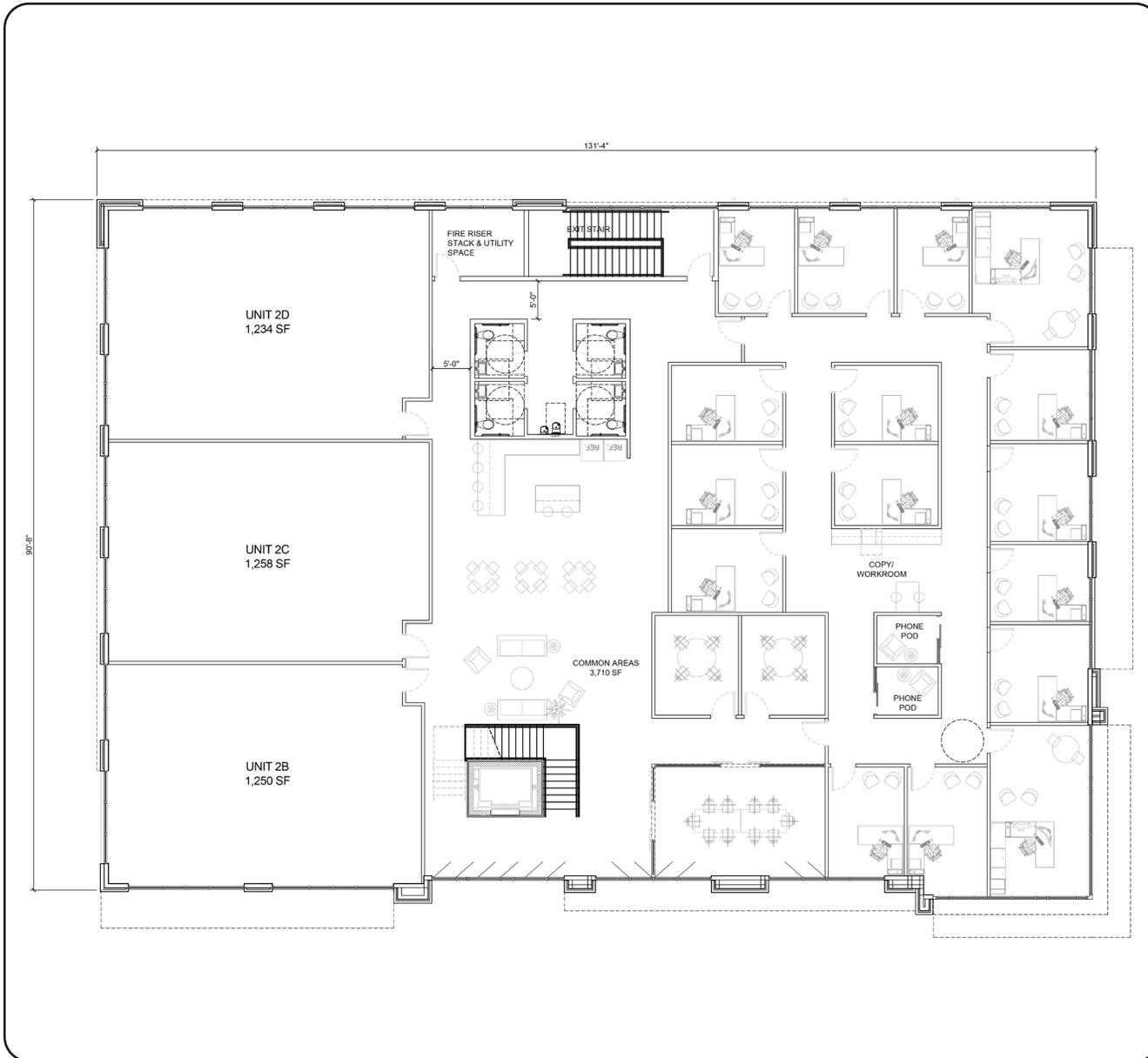








SPACE	SF	ASKING RENT
UNIT 1A	2,486	MARKET
UNIT 1B	2,016	MARKET
UNIT 1C	2,361	MARKET
UNIT 1D	2,064	MARKET
UNIT 1E	1,992	MARKET



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**