



LEASING@CRSNASHVILLE.COM
615 234 1101

CLEARVIEW STATION

904 N MOUNT JULIET RD



PROPERTY DETAILS

SIZE:

FIRST FLOOR

12,000 SF
DIVISIBLE | \$55/SF

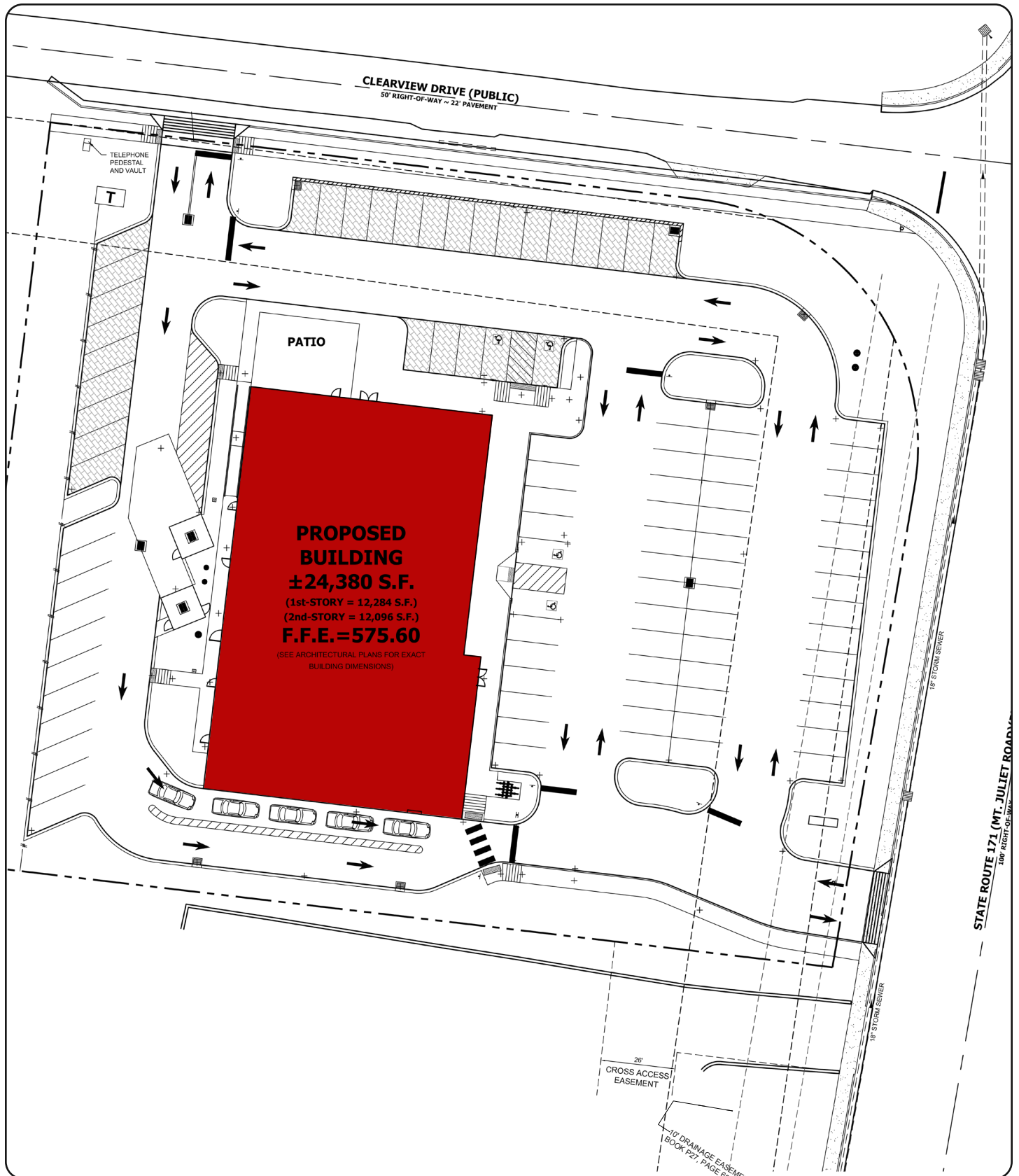
SECOND FLOOR

12,000 SF
DIVISIBLE | \$45/SF

ABOUT THE PROPERTY

Clearview Station is a premium mixed-use development located at 904 N Mount Juliet Rd in the heart of Mt. Juliet. Set to be completed by Q1 2027, the 24,380 square-foot property will offer a blend of restaurant, retail, and office space across two floors, with the addition of an inviting outdoor patio area. Positioned in one of Middle Tennessee's fastest-growing submarkets, Clearview Station will feature modern architectural design and flexible leasing options designed to serve the evolving needs of the Mt. Juliet/Wilson County community.





POPULATION

3,352Population in
1-mile radius**36,299**Population in
3-mile radius**83,309**Population in
5-mile radius**15,2%**Population growth
in 5 years for
1-mile radius**11,2%**Population growth
in 5 years for
3-mile radius**7,7%**Population growth
in 5 years for
5-mile radius**36,557**Average traffic
count per day

MARKET DATA

**Total
Households****1,161**Households in
1-mile radius**36,299**Households in
3-mile radius**83,309**Households in
5-mile radius**Average
Household
Income****\$106K**Household income
in 1-mile radius**\$130K**Households income
in 3-mile radius**\$127,4K**Households income
in 5-mile radius**Total
Consumer
Spend****\$5,9M**Consumer spend
in 1-mile radius**\$281,7M**Consumer spend
in 3-mile radius**\$1,2B**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



McFarland Town Center

Coming soon across the street, delivering a dynamic mix of 300 apartments, 184 townhomes, 175 homes, and 35,000 SF of retail.



The Paddocks at Mt. Juliet

Directly adjacent to Walmart and Lowe's-anchored retail, this location offers strong traffic counts and prime market exposure.

NEARBY



West Wilson Middle School

Brand-new campus serving grades 6-8 in Mt. Juliet, TN. Rebuilt after the 2020 tornado, the school features state-of-the-art design focused on safety, innovation, and student success.



Everett 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.