

# GROCERY-ANCHORED CTR. CLARKSVILLE, TN



## SITE DESCRIPTION

TN-76 & FIRE STATION ROAD  
ACRES ±4.6 ACRES

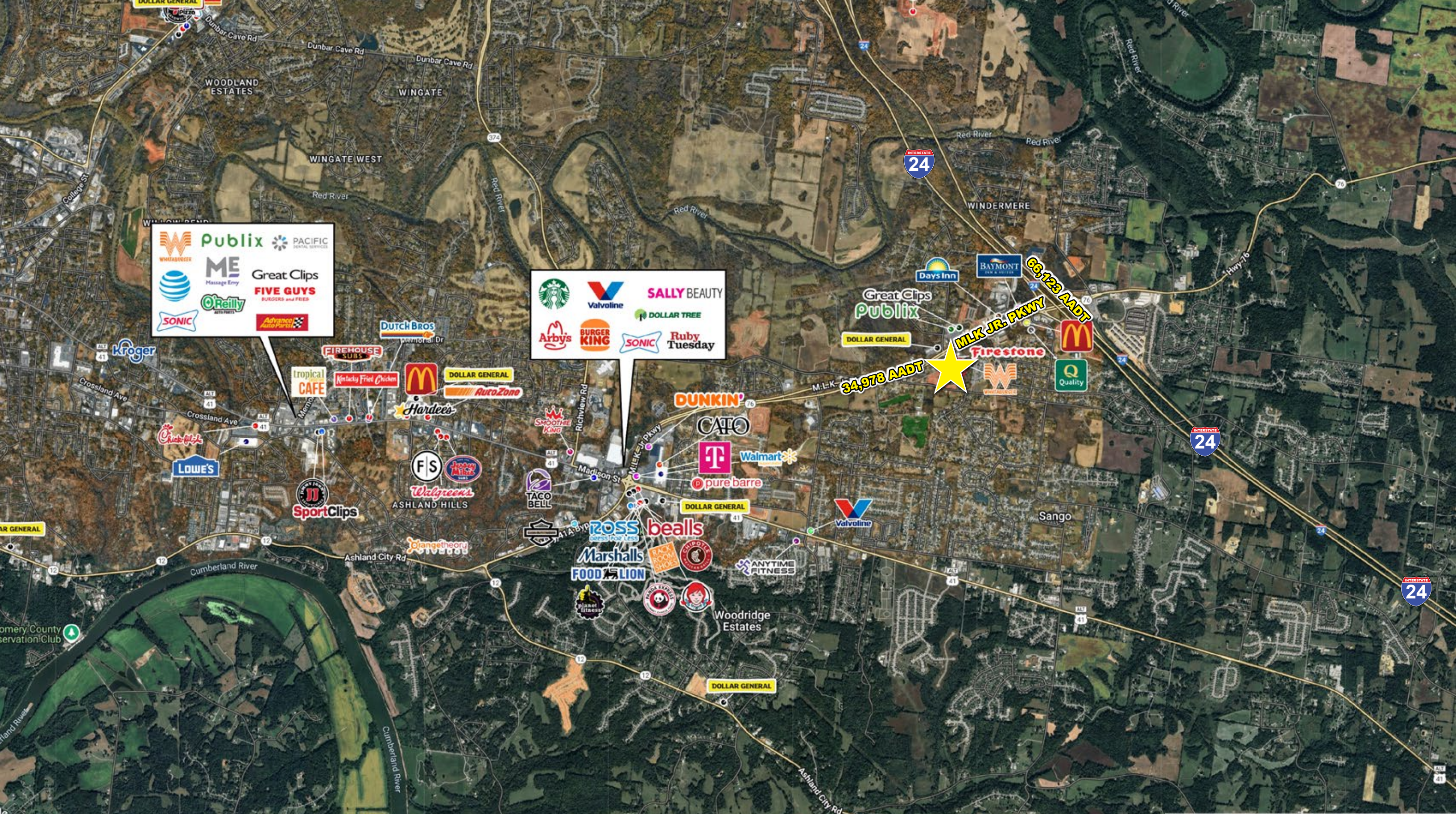
33,443 AADT MLK JR. PARKWAY (76)  
66,123 AADT ON I-24

Site is located on MLK Jr. Parkway (76) which is a vital entry point to the City of Clarksville and a significant thoroughfare, intersecting with some of the city's rapidly developing areas.

Clarksville is experiencing incredible growth and boasts a thriving economic environment. Major industries contributing to the economy include healthcare and social assistance, retail trade, and manufacturing. The blend of rapid population growth and strong economic foundation positions the city as a dynamic and attractive area for business and residents.

Fort Campbell is the primary military base (and one of the largest military installations in the world) located near Clarksville and straddling the KY-TN state line. Approximately 105,000 acres across 4 counties, employing over 38,000 people, with a population of over 250,500, and a major economic impact for the surrounding areas.





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# MARKET AERIAL

GROCERY-ANCHORED CTR. | CLARKSVILLE, TN



# NUMBERS

GROCERY-ANCHORED CTR.  
CLARKSVILLE, TN

## POPULATION

1 MILE	3,796
3 MILE	25,879
5 MILE	55,814

## HOUSEHOLDS

1 MILE	1,500
3 MILE	9,840
5 MILE	21,913

## AVG. HH INCOME

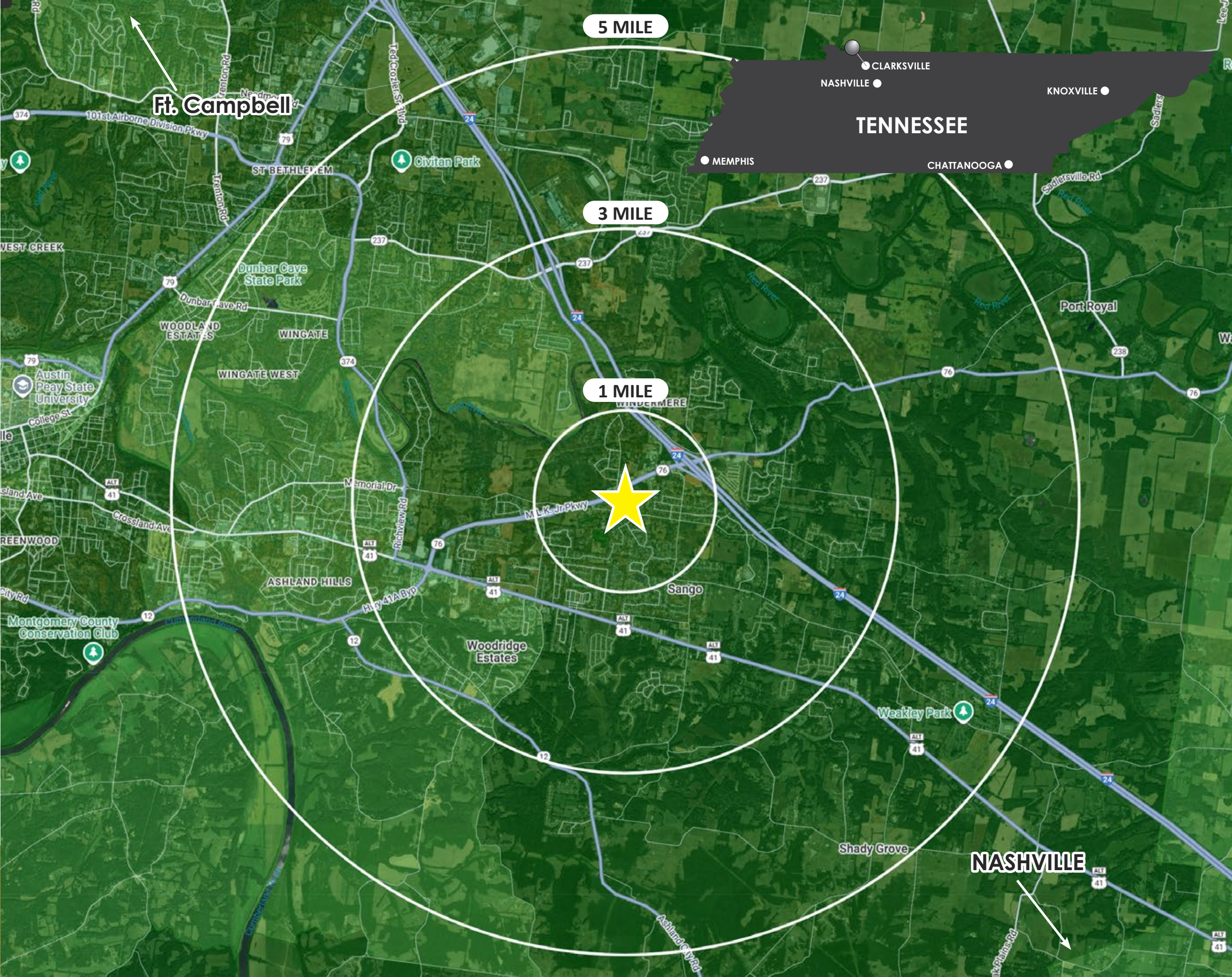
1 MILE	\$167,941
3 MILE	\$139,949
5 MILE	\$125,431

## MED. HH INCOME

1 MILE	\$127,731
3 MILE	\$113,670
5 MILE	\$ 99,718

## 1 MILE - OTHER

College/Higher	75%
White Collar	72%
Retail Exp/Mo.	\$5,286
Median Age	41



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# SITE PLAN

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## TOTALS

LAND AREA:	± 4.6 AC
GROCERY:	23,262 SF
SHOPS:	9,600 SF
PARKING:	194 SPACES
PARKING RATIO:	5.9/1000



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