

**FOR LEASE**  
**±1.69 ACRES**

**1826 Fort Campbell Blvd**  
CLARKSVILLE, TN



# PROPERTY OVERVIEW

**ADDRESS:** 1826 Fort Campbell Blvd, Clarksville, TN

**ACREAGE:** ±1.69 Acres

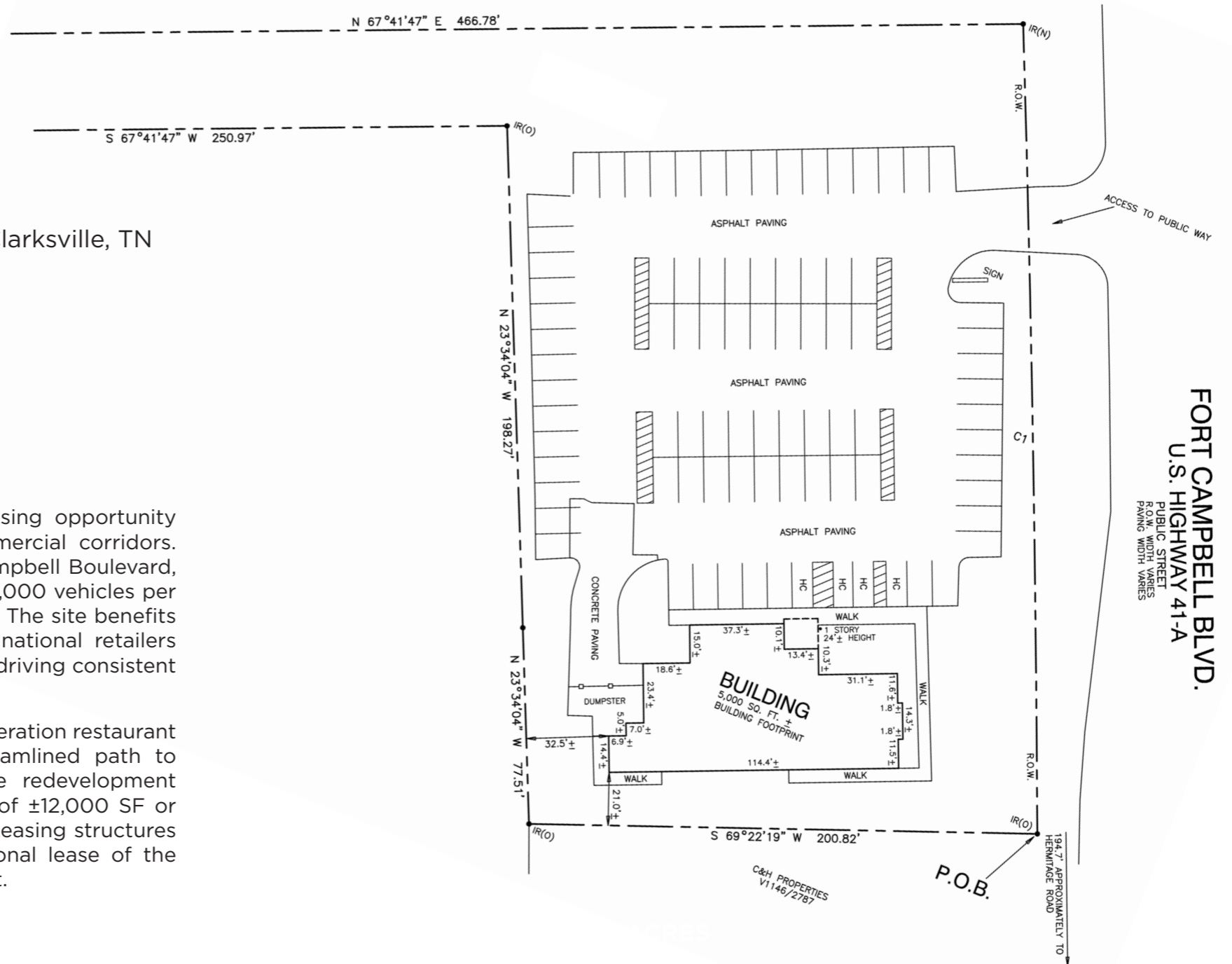
**FRONTAGE:** ±319 ft

**BUILDING SF:** ±5,015 SF

**TRAFFIC COUNT:** 35,867 VPD

This 1.69-acre site presents a rare retail leasing opportunity along one of Clarksville's most active commercial corridors. Ideally positioned just off I-24 along Fort Campbell Boulevard, the property offers exposure to more than 35,000 vehicles per day, with excellent visibility and direct access. The site benefits from strong surrounding tenancy, including national retailers such as Chipotle, Whataburger, and Walmart, driving consistent consumer traffic to the immediate trade area.

The property features a ±5,015 SF second-generation restaurant building available for lease, offering a streamlined path to occupancy. The site also supports multiple redevelopment scenarios, including a single-tenant building of ±12,000 SF or multiple two-building configuration options. Leasing structures are flexible and can accommodate a traditional lease of the existing building, ground lease, or build-to-suit.



# AREA OVERVIEW



374 STATE HWY - 31,700 VPD



FORT CAMPBELL BLVD - 35,867 VPD



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# AREA MAP



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# PARCEL OVERVIEW



FORT CAMPBELL BLVD - 35,867 VPD

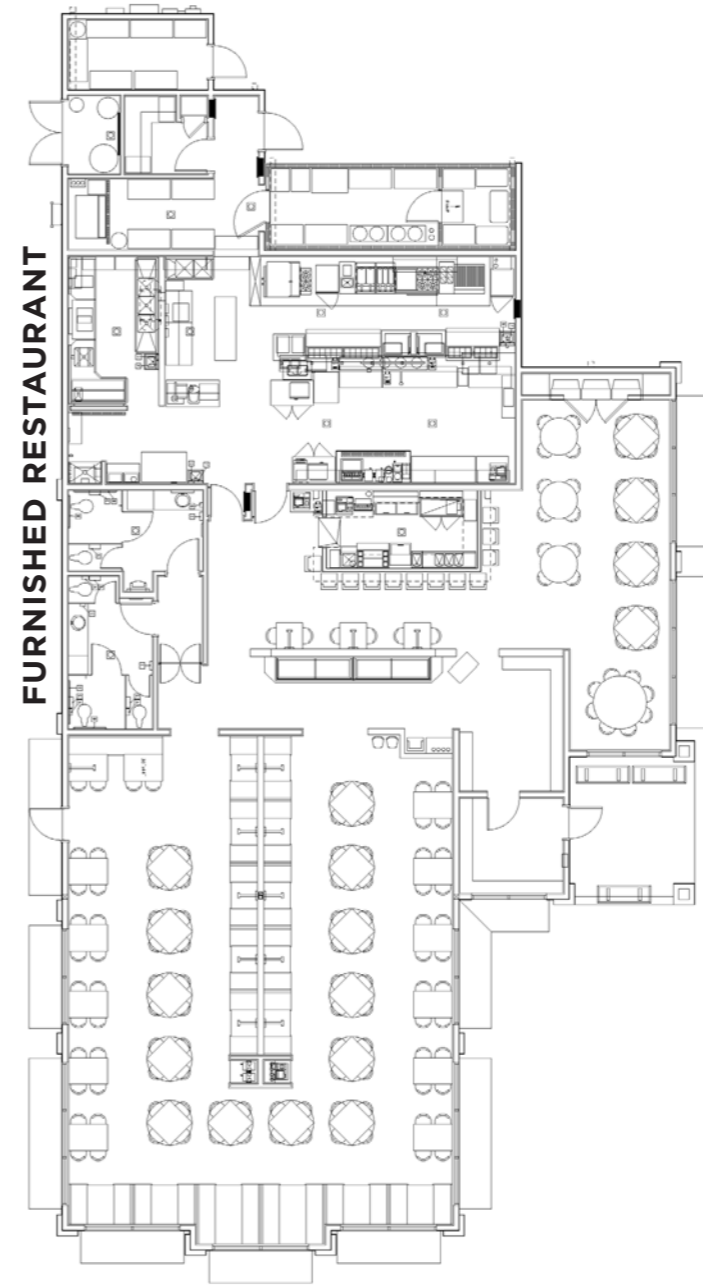
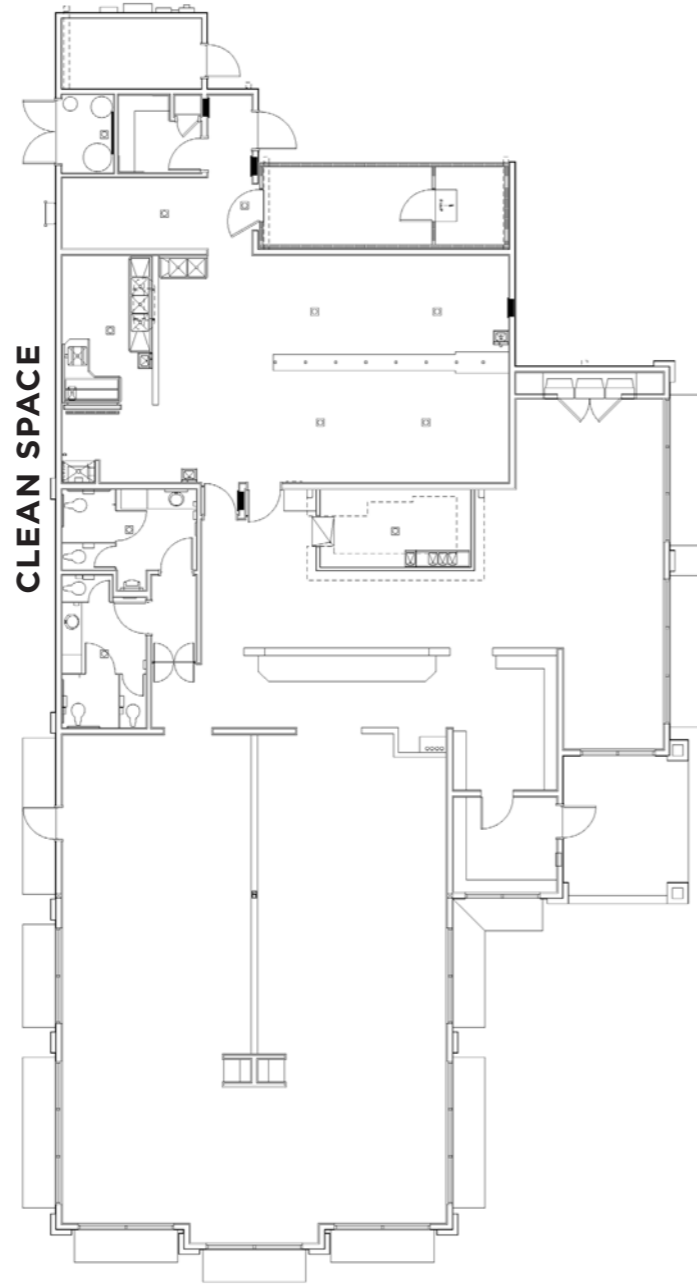
±319'

±5,015 SF

±200'

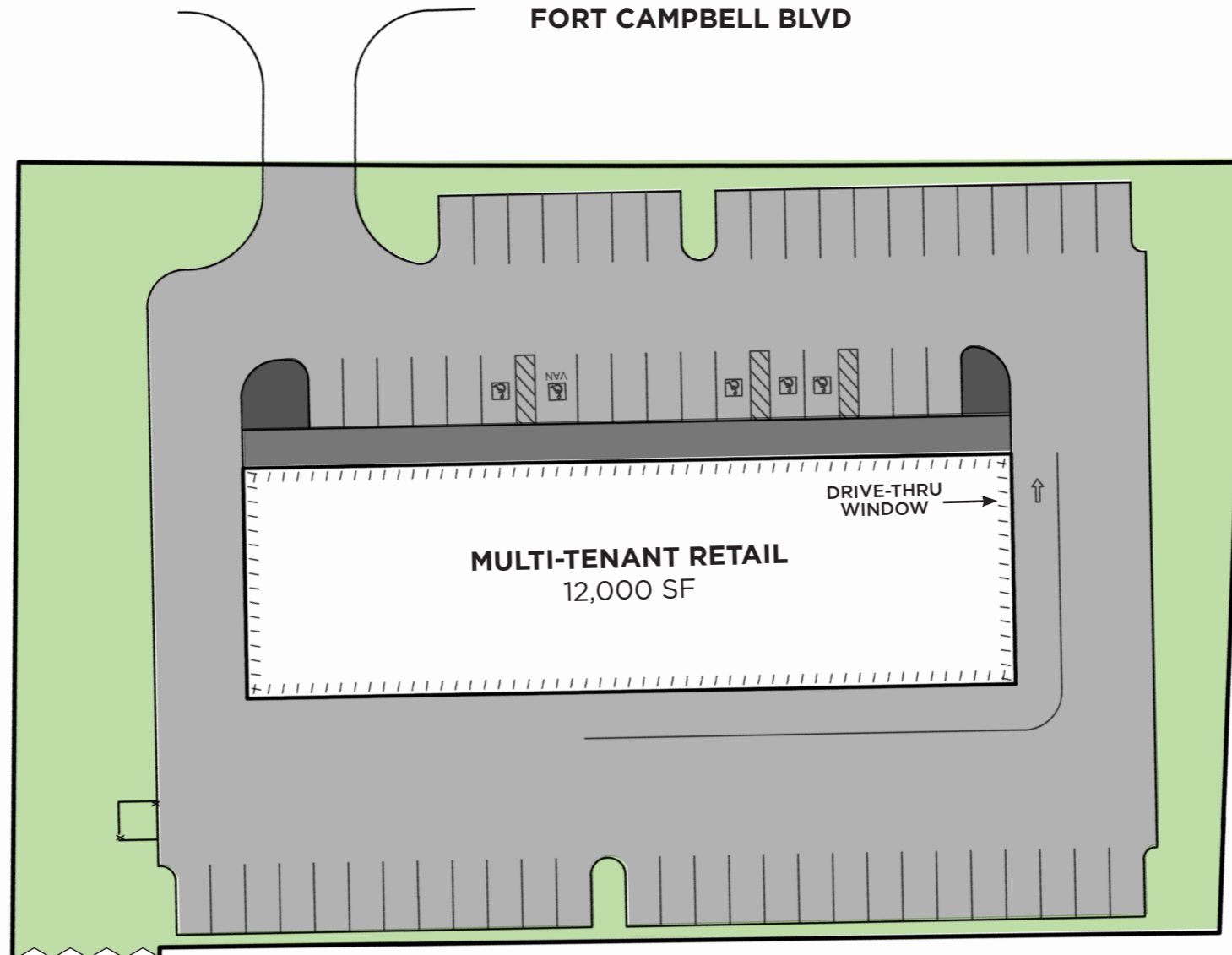
±275'

# FLOOR PLAN



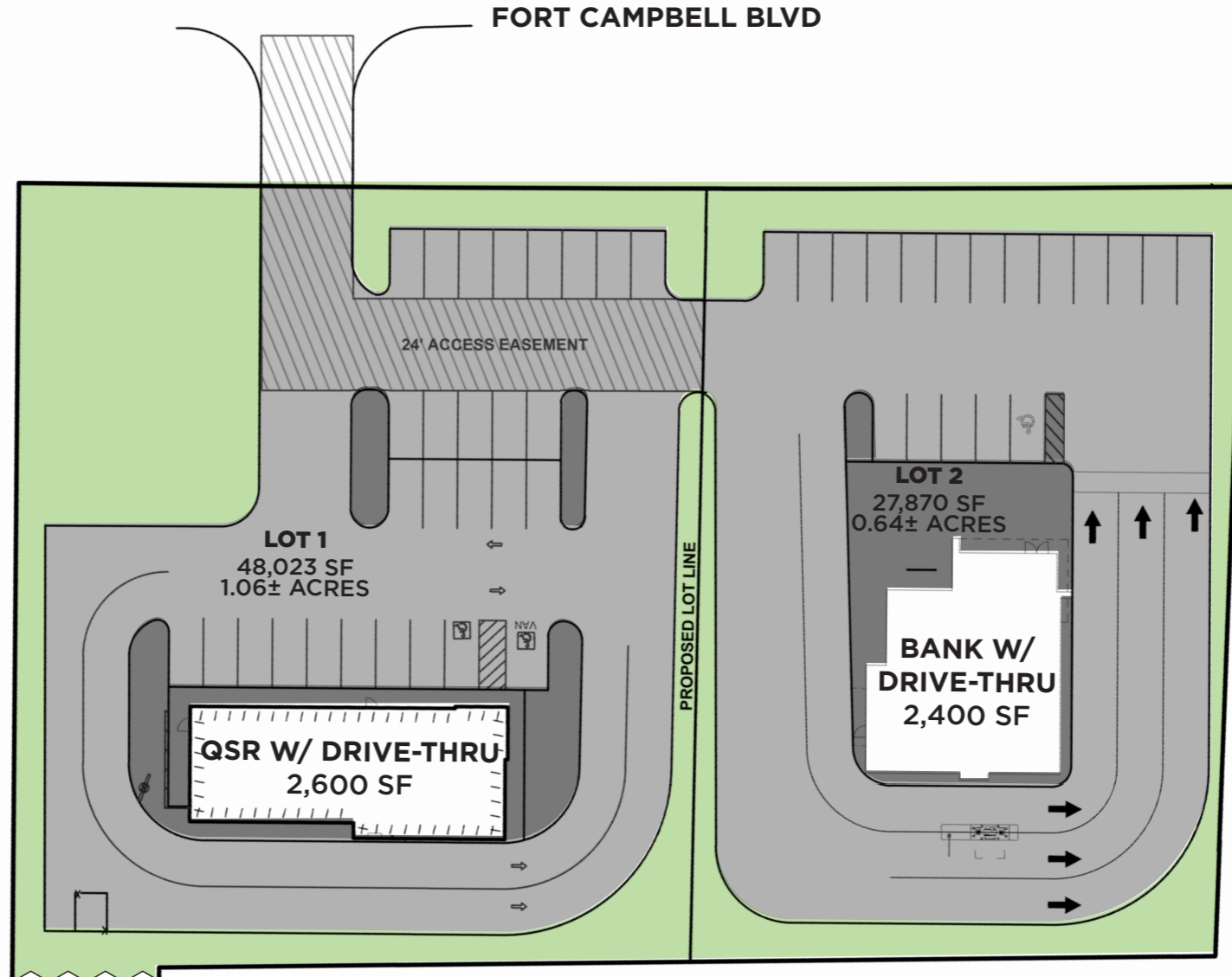
# DEVELOPMENT SITE PLAN

SITE PLAN #1: ONE NEW BUILDING



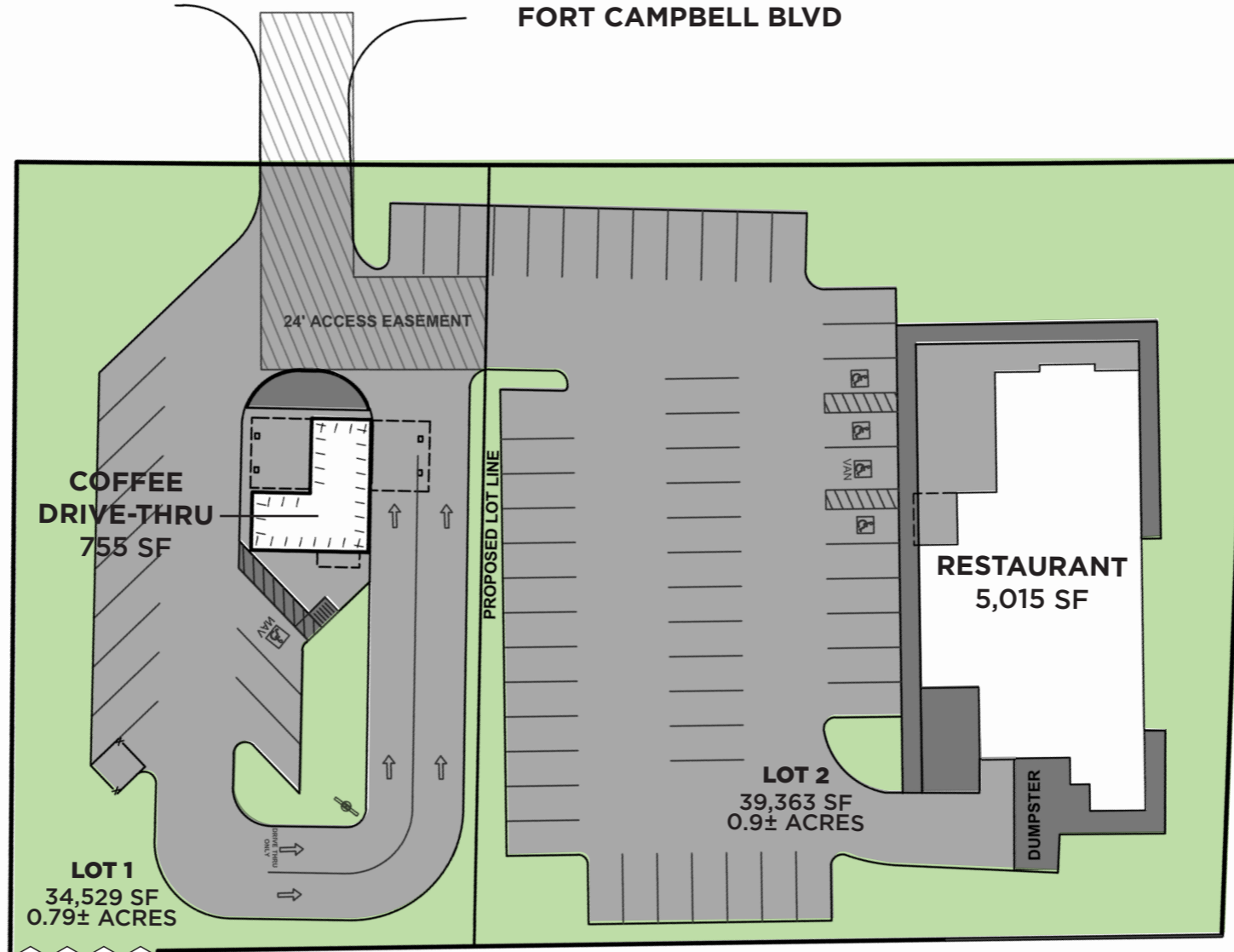
# DEVELOPMENT SITE PLAN

SITE PLAN #2: TWO NEW BUILDINGS



# DEVELOPMENT SITE PLAN

SITE PLAN #3: KEEP AND ADD NEW BUILDING





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# CLARKSVILLE, TN



- I-24: 12 mi
- KENTUCKY BORDER: 4 mi
- CLARKSVILLE REGIONAL AIRPORT: 8 min
- HERITAGE PARK: 10 min
- ARMED SERVICES YMCA: 11 min
- AUSTIN PEAY STATE UNIVERSITY: 13 min
- DOWNTOWN CLARKSVILLE: 14 min
- GOVERNOR'S SQUARE MALL: 22 min
- FORT CAMPBELL MILITARY BASE: 19 min

## DEMOGRAPHICS (3 mile radius)

**53,420** **\$77,615** **19,471** **33**  
POPULATION    AVG HH INCOME    HOUSEHOLDS    MEDIAN AGE

**35,867 VPD**    **31,700 VPD**  
FORT CAMPBELL BLVD    374 STATE HWY

Clarksville continues to rank among the fastest-growing markets in Tennessee and the Southeast, supported by steady population growth, a growing student base at Austin Peay State University, and the significant economic presence of Fort Campbell. This sustained growth, combined with the property's prime corridor location, positions the site as a compelling opportunity for retailers seeking both immediate presence and long-term upside.



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**TRENT YATES**

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