

RETAIL PAD AVAILABLE

1581 FORT CAMPBELL BLVD
CLARKSVILLE, TN 37042



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 Baker Storey McDonald Properties

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PROPERTY HIGHLIGHTS

1581 Fort Campbell Blvd



PROPERTY HIGHLIGHTS

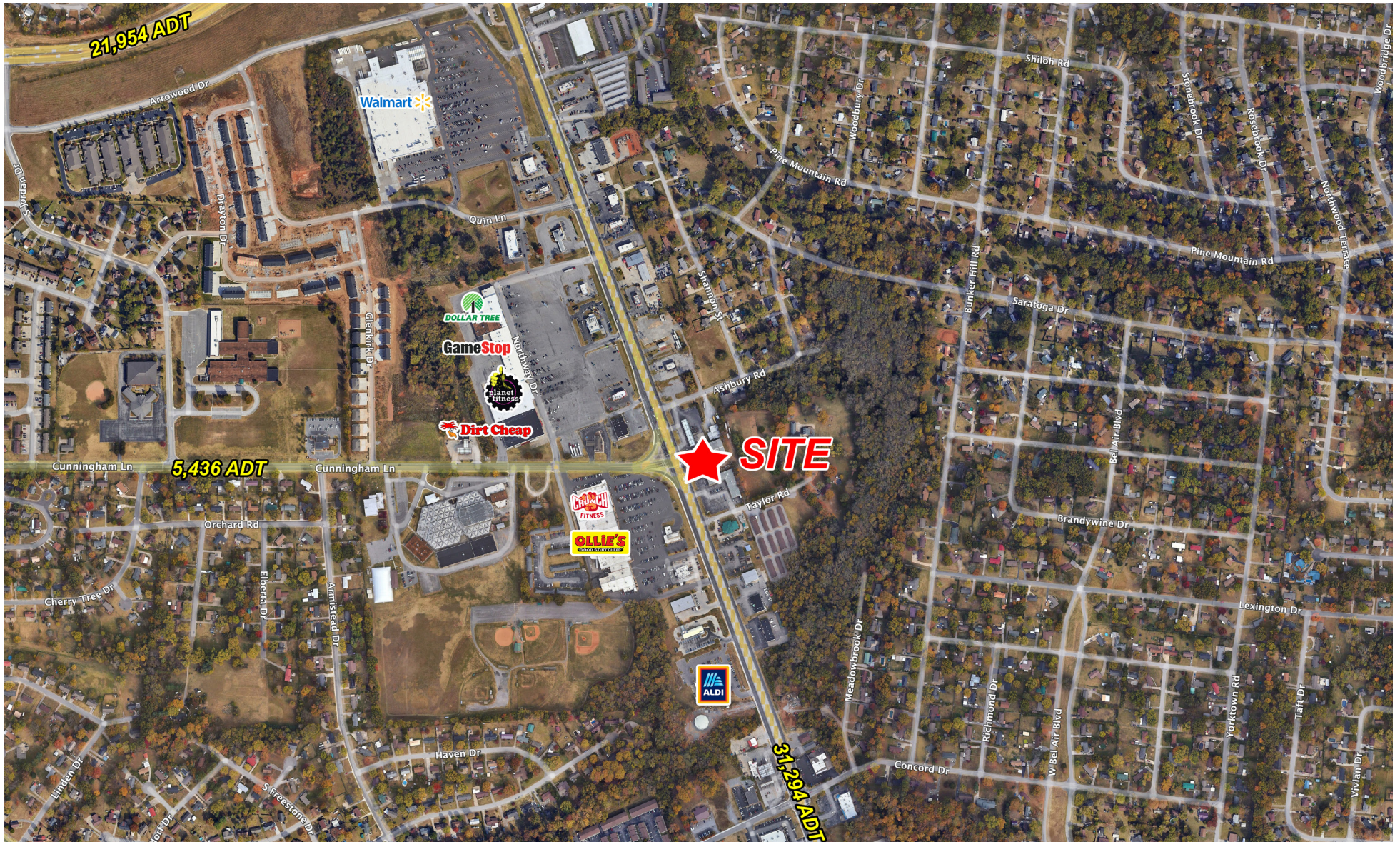
- 1.03 AC PAD Available
- 175' of road frontage on Fort Campbell Blvd
- Over 31,000 cars per day pass the site
- Proximity to Fort Campbell with over 27,000 active soldiers
- Potential access to signalized intersection

AREA TENANTS



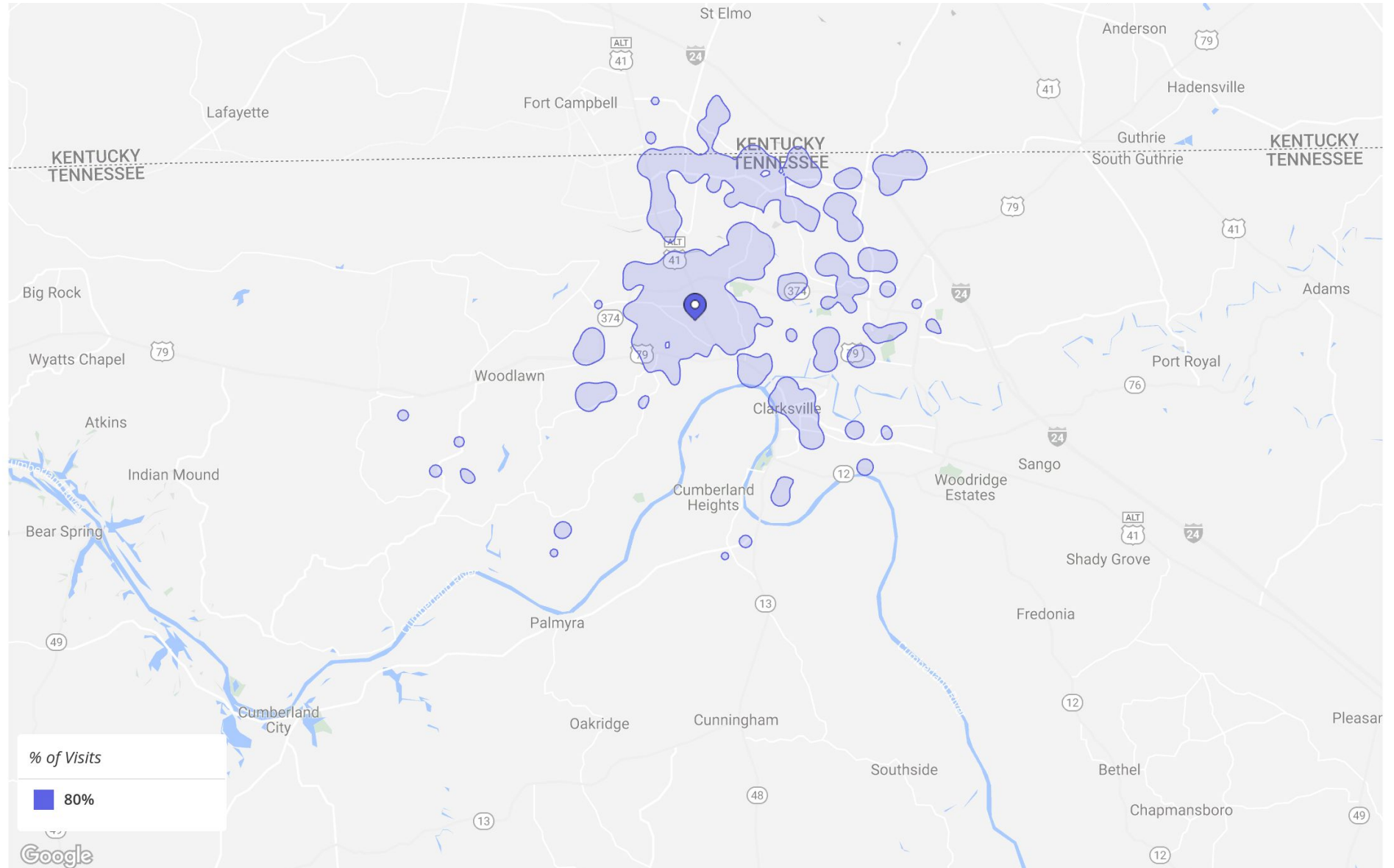
TRADE AREA

1581 Fort Campbell Blvd



PLACER TRUE TRADE AREA

1581 Fort Campbell Blvd



DEMOGRAPHICS

1581 Fort Campbell Blvd

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CONTACT FOR MORE INFORMATION

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The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.

PARTNER XTEAM
RETAIL ADVISORS



2024 Est Population
2029 Prj Propulation

1 Mile 3 Mile 5 Mile 20 Min Drive

9,412	54,504	112,281	143,399
10,504	58,830	119,855	151,452



2024 Households
2029 Households
Household Size

3,637	19,793	39,841	51,297
4,183	21,879	43,891	55,695
2.6	2.8	2.7	2.7



2024 Avg Income
2029 Avg Income

\$76,067	\$72,297	\$74,911	\$74,675
\$55,426	\$57,255	\$60,568	\$59,081



2024 Med HH Income
2029 Med HH Income

\$55,759	\$55,252	\$58,594	\$57,023
\$55,426	\$57,255	\$60,568	\$59,081



Daytime Population

7,200	39,894	82,823	107,137
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