

Downtown office building for sale

808 KRAFT STREET | CLARKSVILLE, TENNESSEE



Learn more

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Property highlights



4,840 sf office building for sale



Comprised of six small suites for office or retail tenants



Great location on 0.65 acres near downtown Clarksville



66% occupied for immediate income



Vibrant area for growth and/or potential redevelopment



Additional unfinished space for future tenancy



808 Kraft Street

AP Austin Peay
State University
CLARKSVILLE • TENNESSEE

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Technologies

Property overview

Clarksville is the fifth-largest city by population in the state of Tennessee, the county seat of Montgomery County and the first official incorporated city in Tennessee (1785). Located on I-24 just 50 miles northwest of Nashville, Clarksville is within a day's drive from 76% of major U.S. cities. The city's prime location and continuous growth has continued to drive investor interest throughout the years. The city is home to one of the state's fastest growing universities, Austin Peay State University, a four-year public university established in 1927 with around 8,000 students enrolled. Clarksville's neighbor is the Fort Campbell United States Army Base which is just ten miles from Downtown Clarksville. Although officially in Fort Campbell, Kentucky, the majority of the acreage of Fort Campbell is within the state of Tennessee.



342,273
Population



128,732
Households



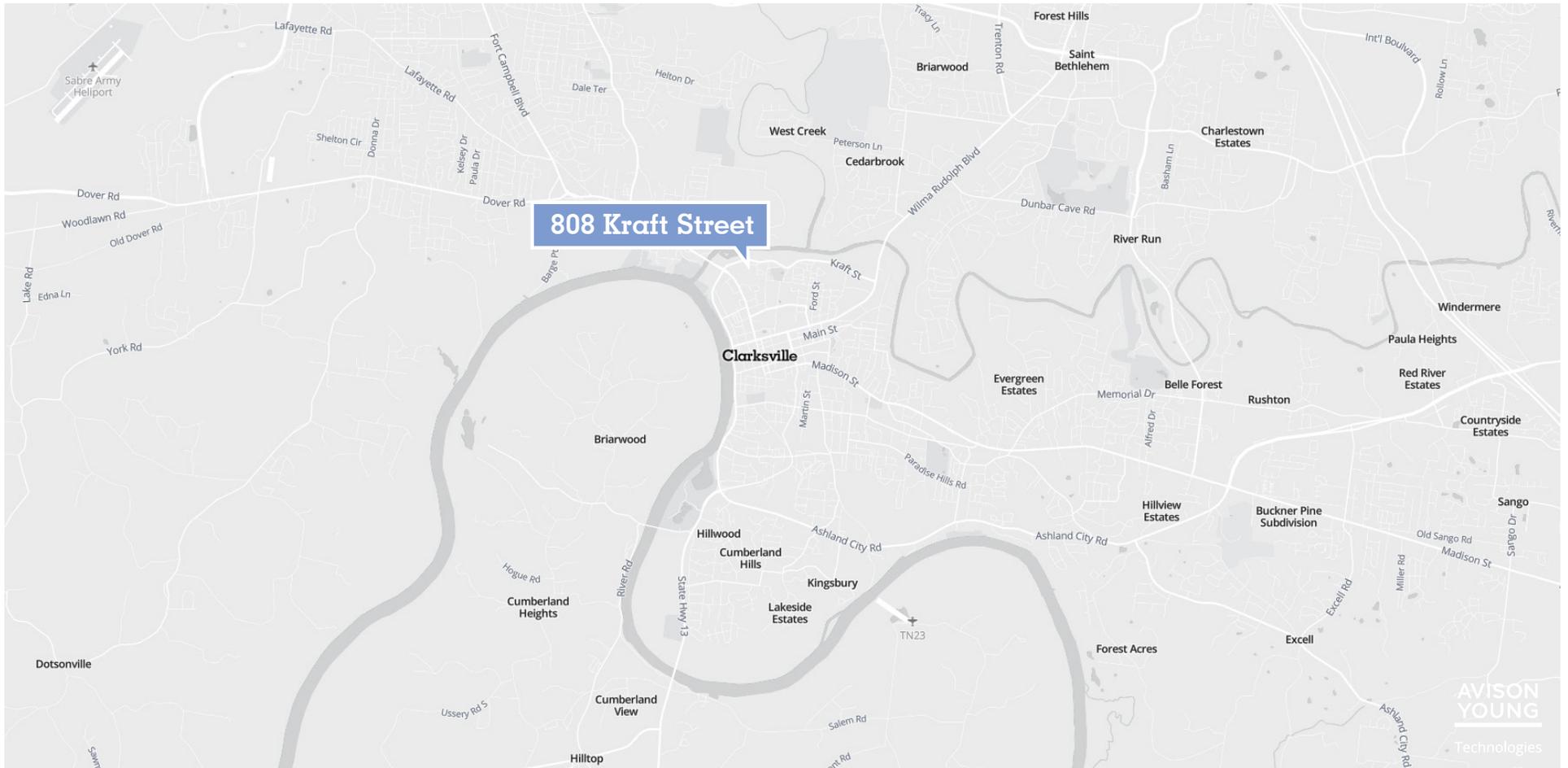
\$88,383
Household income

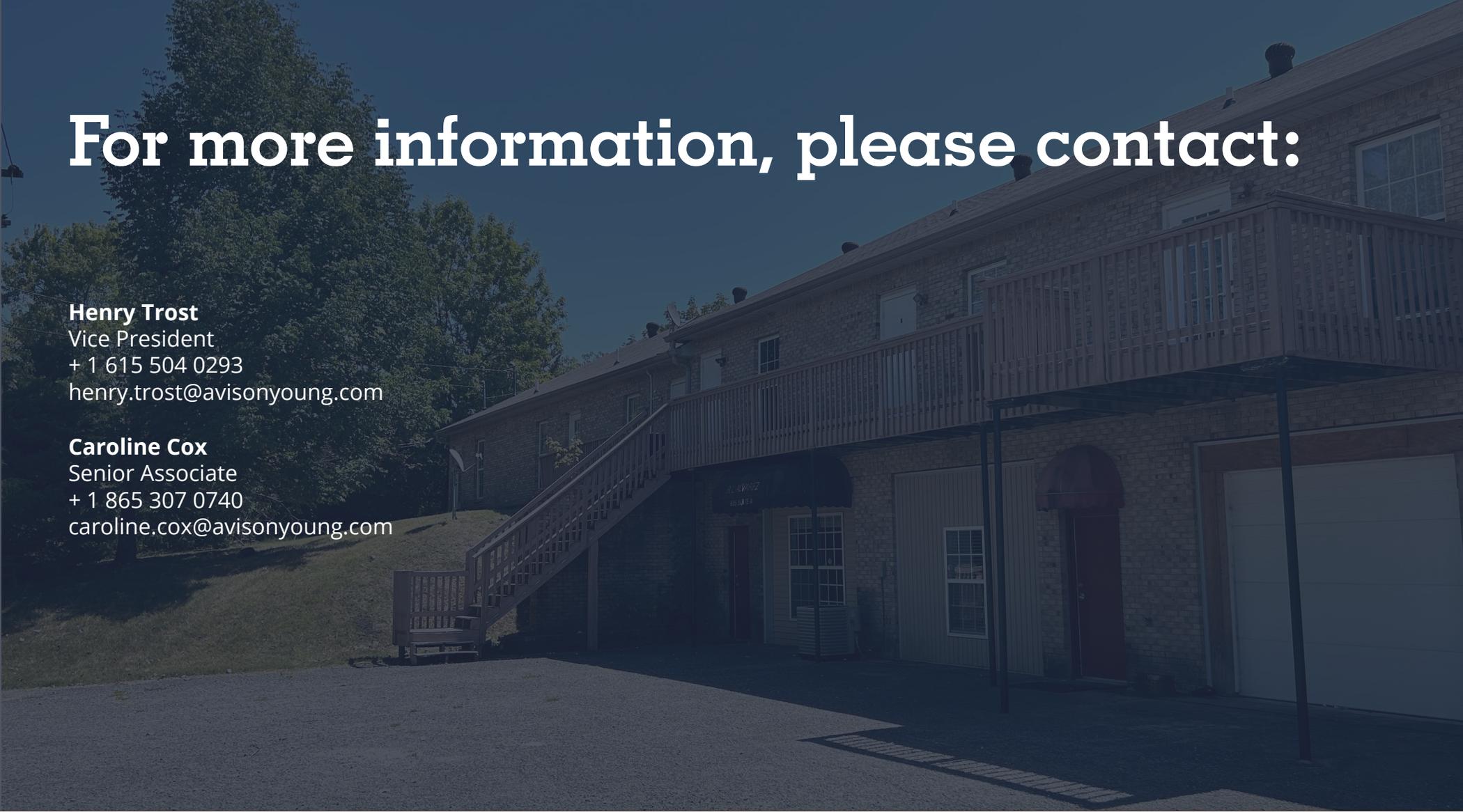


31
Median age



Location map





For more information, please contact:

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