



**1581 FORT CAMPBELL BLVD**  
**CLARKSVILLE, TN**

**BRAD ALTUM**

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**Baker Storey McDonald**  
**Properties**  
Proven Real Estate Solutions

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ASHBURY RD

CUNNINGHAM LN

5,436 ADT



**+/- 8.97 AC**

## PROPERTY HIGHLIGHTS

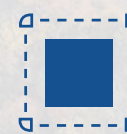
- 8.97 AC available or 1 AC for ground lease
- 175' of road frontage on Fort Campbell Blvd
- Over 31,000 cars per day pass the site
- Proximity to Fort Campbell with over 27,000 active soldiers
- Potential access to signalized intersection



AVERAGE HH INCOME  
**\$76,067**



TRAFFIC COUNT  
**31,294 ADT**



TOTAL AC  
**+/- 8.97**

# 1581 FORT CAMPBELL BLVD

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**1581 FORT CAMPBELL BLVD**  
MEDIUM AERIAL

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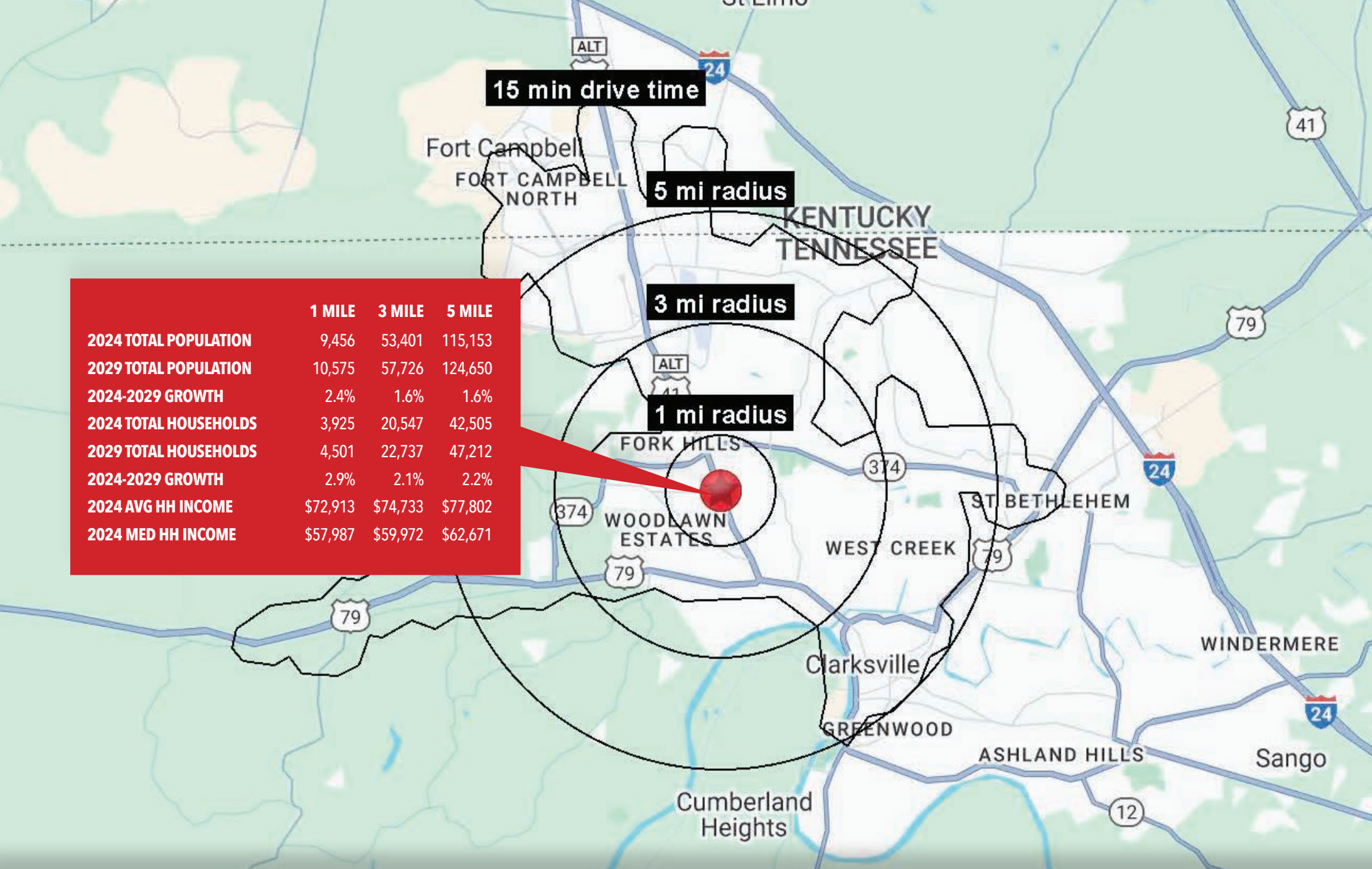




**1581 FORT CAMPBELL BLVD**  
HIGH AERIAL

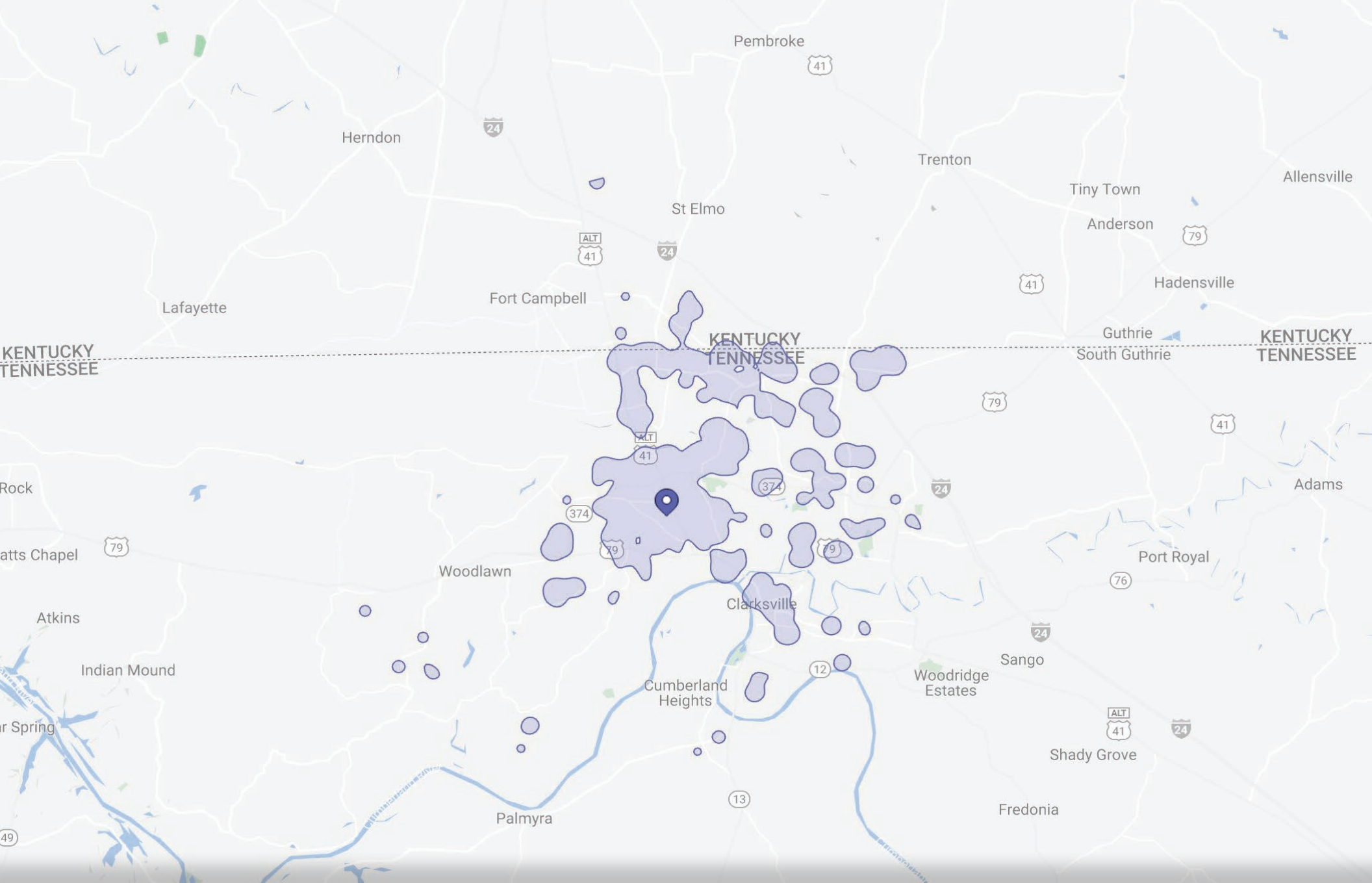
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# 1581 FORT CAMPBELL BLVD

## DEMOGRAPHIC SUMMARY



**1581 FORT CAMPBELL BLVD**  
**PLACER.AI TRADE AREA**

**Baker Storey McDonald**  
**Properties**



Baker Storey McDonald Properties has been serving Nashville, Middle Tennessee and the Central South with professional expertise in commercial retail real estate since 2002. BSMP serves the retail real estate community with the decades of experience and millions of square feet absorbed offering a unique advantage in accomplishing your retail and commercial real estate goals through tenant representation, Landlord representation, development, property management, and other real estate services.

# Baker Storey McDonald Properties

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## 1581 FORT CAMPBELL BLVD

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.