



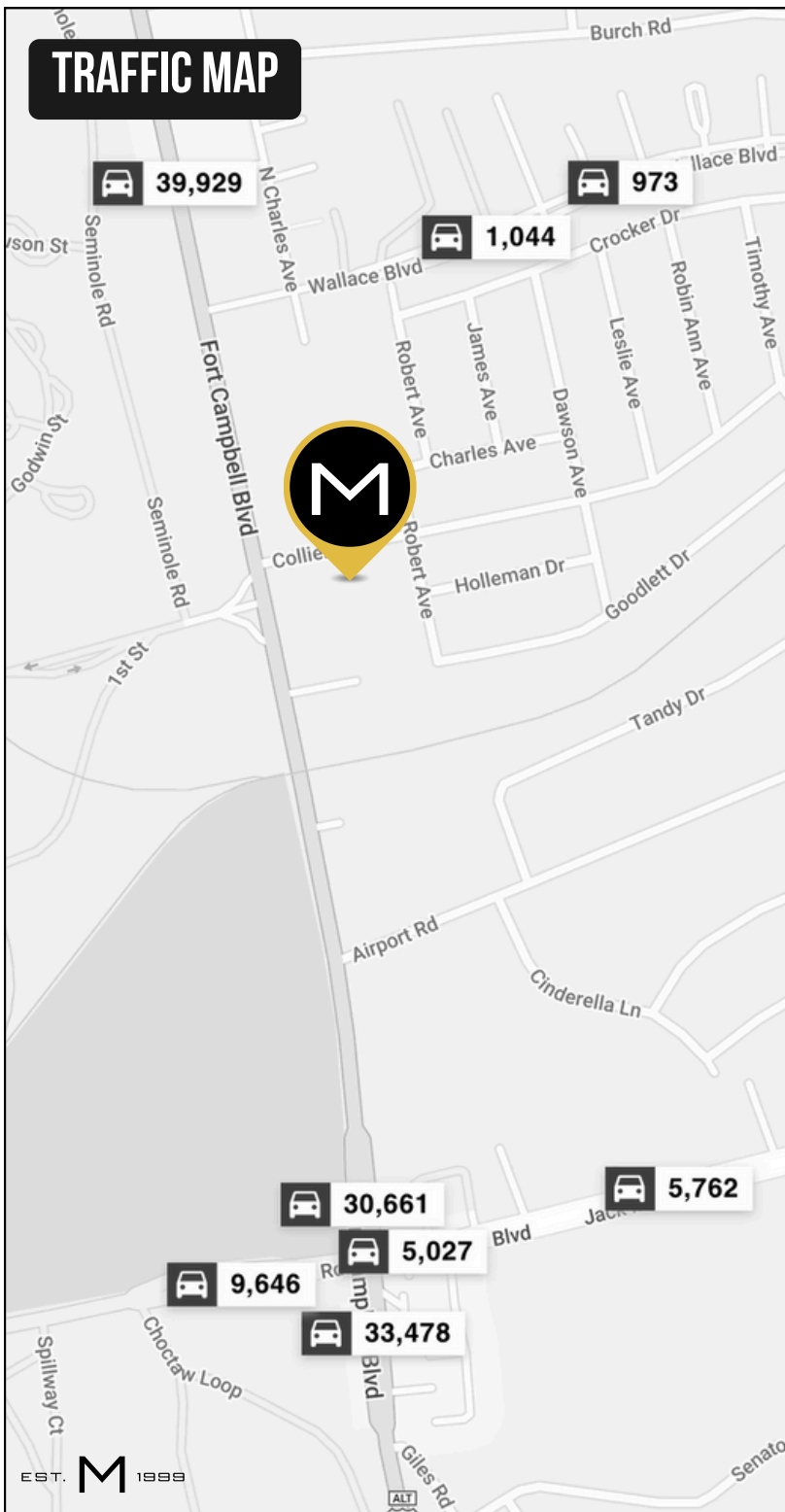
MILLAN  
ENTERPRISES

**2681** FT.  
CAMPBELL  
BLVD.

**PRIME RETAIL/RESTAURANT COMMERCIAL SPACE FOR LEASE**

1,200 - 1,800 SQ. FT. AVAILABLE | CLARKSVILLE, TN MARKET | 37042

## TRAFFIC MAP



## SUITE SPECIFICATIONS & TRAFFIC MAP

PRESENTING OUR LATEST DEVELOPMENT, LOCATED AT 2681 FT. CAMPBELL BLVD., SHOWCASING THREE CONTEMPORARY SUITES CURRENTLY AVAILABLE—C, D, AND E. POSITIONED OPPOSITE GATE 2 OF THE U.S. MILITARY POST, FORT CAMPBELL, THIS AREA BENEFITS FROM A STRONG MILITARY PRESENCE AND EXPERIENCES HIGH DAILY TRAFFIC. WE PROVIDE NEGOTIABLE TENANT IMPROVEMENT ALLOWANCES. THE UNITS WILL BE DELIVERED IN A COLD, DARK SHELL STATE.

### SUITE C

SIZE	1,800 SF
TERM	5 YEARS
RENTAL RATE	\$23.00 SF/YR
RENT TYPE	TRIPLE NET
MONTHLY COST	\$3,450
CONDITION	SHELL SPACE

### SUITE D

SIZE	1,200 SF
TERM	5 YEARS
RENTAL RATE	\$23.00 SF/YR
RENT TYPE	TRIPLE NET
MONTHLY COST	\$2,300
CONDITION	SHELL SPACE

### SUITE E

SIZE	1,200 SF
TERM	5 YEARS
RENTAL RATE	\$23.00 SF/YR
RENT TYPE	TRIPLE NET
MONTHLY COST	\$2,300
CONDITION	SHELL SPACE

## HIGHLIGHTS

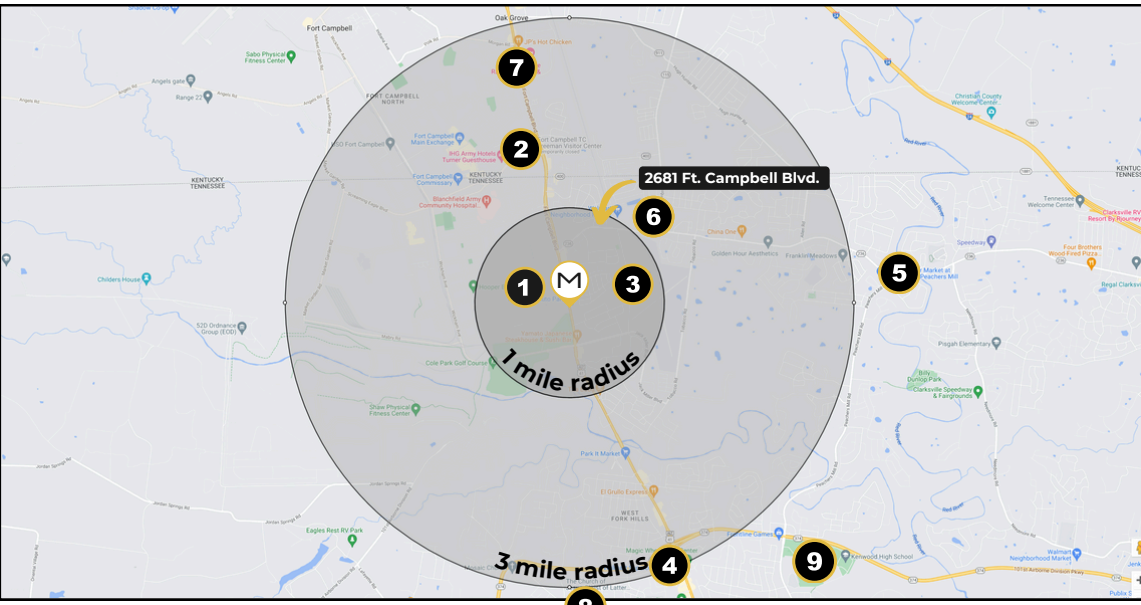
- 📍 LOCATED NEXT TO FORT CAMPBELL - THE SECOND LARGEST U.S. MILITARY BASE
- 📍 AMPLE TRAFFIC, SEEING 37,000+VPD
- 📍 LOCATED AT AN INTERSECTION DIRECTLY ACROSS FROM GATE 2 OF FT. CAMPBELL
- 📍 ABILITY TO COMBINE UNITS FOR LARGER BUSINESSES

NO REPRESENTATION OR WARRANTY IS MADE TO THE ACCURACY HEREIN. ALL BROKER OPINIONS ARE SUBJECT TO MARKET CONDITIONS.

# POPULATION & RADIUS/AMENITIES

- 1 FT. CAMPBELL GATE 2
- 6 WALMART SUPERCENTER
- 2 FT. CAMPBELL MAIN GATE
- 7 OAK GROVE RACING, GAMING & HOTEL
- 3 CLARKSVILLE REGIONAL AIRPORT
- 8 STARBUCKS
- 4 US POSTAL SERVICE
- 9 HERITAGE PARK & GREENWAY
- 5 PUBLIX SUPER MARKET

2681 FT. CAMPBELL BLVD.	1 MILE	3 MILE	5 MILE
POPULATION	6,587	42,837	91,155
HOUSEHOLDS	2,487	15,405	33,705



Matterport®

## FLOOR PLAN

GROSS INTERNAL AREA:  
4,213 SQ. FT.

DIMENSIONS:  
70' 9" X 59' 7"

C

D

E

## DEMOGRAPHICS

CLARKSVILLE MONTGOMERY COUNTY, TN

**239,879**

POPULATION, EST. 2023  
336,447 CLARKSVILLE TN-KY  
MSA, CENSUS 2022



**300,272**

PROJECTED, 2040  
COUNTY, UT BOYD CENTER



**32**

AVERAGE AGE  
STATEWIDE AVERAGE, 39



**38%**

INCOME GROWTH  
MONTGOMERY COUNTY,  
SINCE 2015



**\$371M**

VISITOR SPENDING  
TOURISM ECONOMICS,  
2022



**\$1M**

PER DAY  
VISITOR SPENDING



**\$3.9B**

CAPITAL INVESTMENT  
MONTGOMERY COUNTY, 2022



**\$5B**

CONSTRUCTION  
OVER 5 YEARS



SCAN FOR VIRTUAL TOUR!

360°







# INTERIOR







**EXTERIOR**



**CONTACT NICK**

NICK WOULD LOVE TO GIVE YOU A TOUR. CONTACT US TODAY TO SCHEDULE YOURS!

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-  (312) 259-5659
-  126-A MAIN ST. CLARKSVILLE, TN 37040



**NICK BAKER**  
COMMERCIAL LEASING PROFESSIONAL



  
**VIEW ALL COMMERCIAL PROPERTIES**