

305 DOVER ROAD
CLARKSVILLE, TN



COMMERCIAL PROPERTY FOR LEASE

Property Information

- ◆ 4,456 SF
- ◆ \$30 PSF + NNN
- ◆ \$5 PSF estimated NNN
- ◆ Traffic Count: 42,348 Providence Blvd; 31,482 HWY 41; 19,926 HWY 79
- ◆ Retail Nearby: Kroger, Walmart, Sonic, Ashley Furniture, Jack in the Box, Rural King
- ◆ **Demographics:**

	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	43,238	103,547	177,110
Avg Household Income:	\$65,563	\$74,466	\$75,866

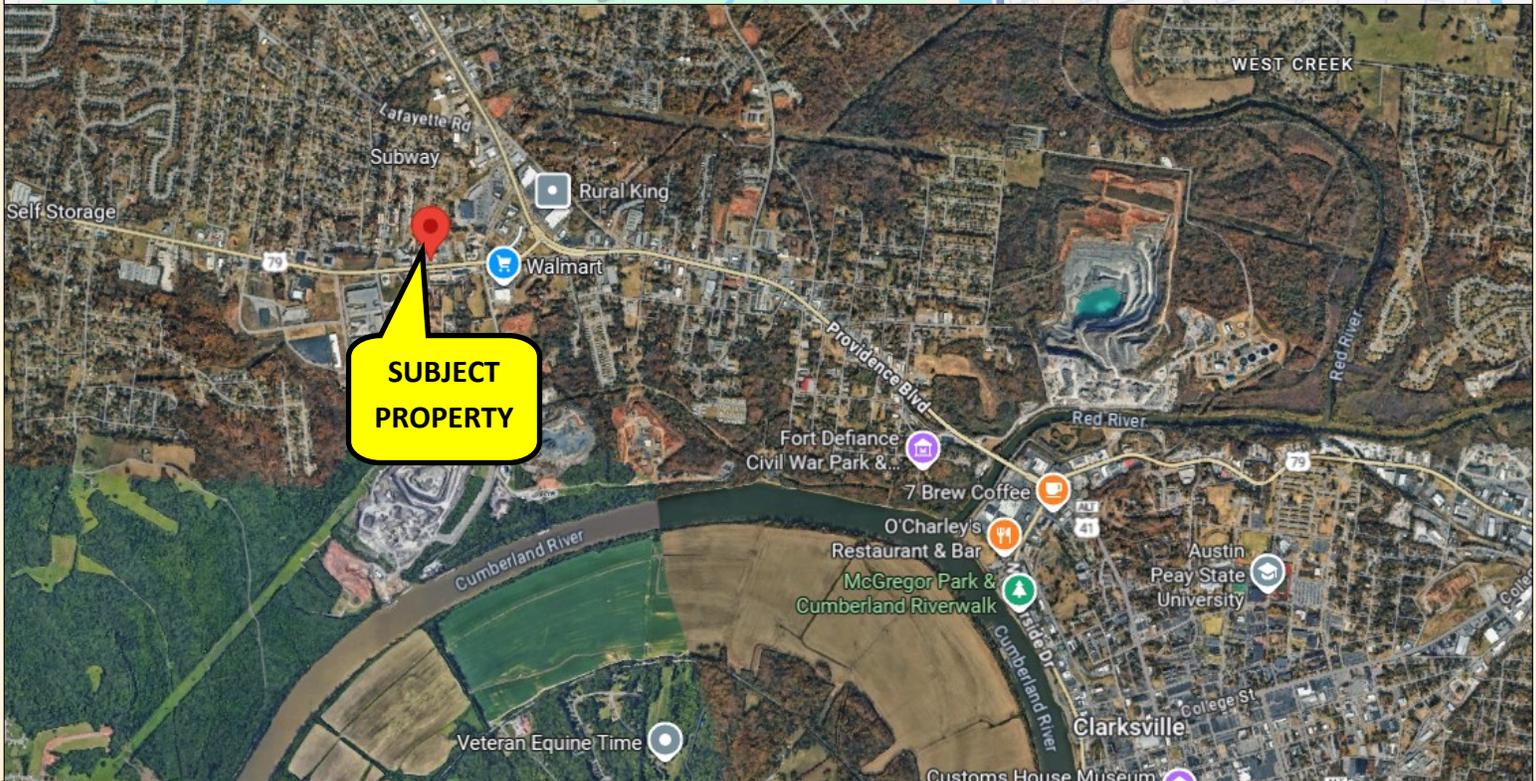
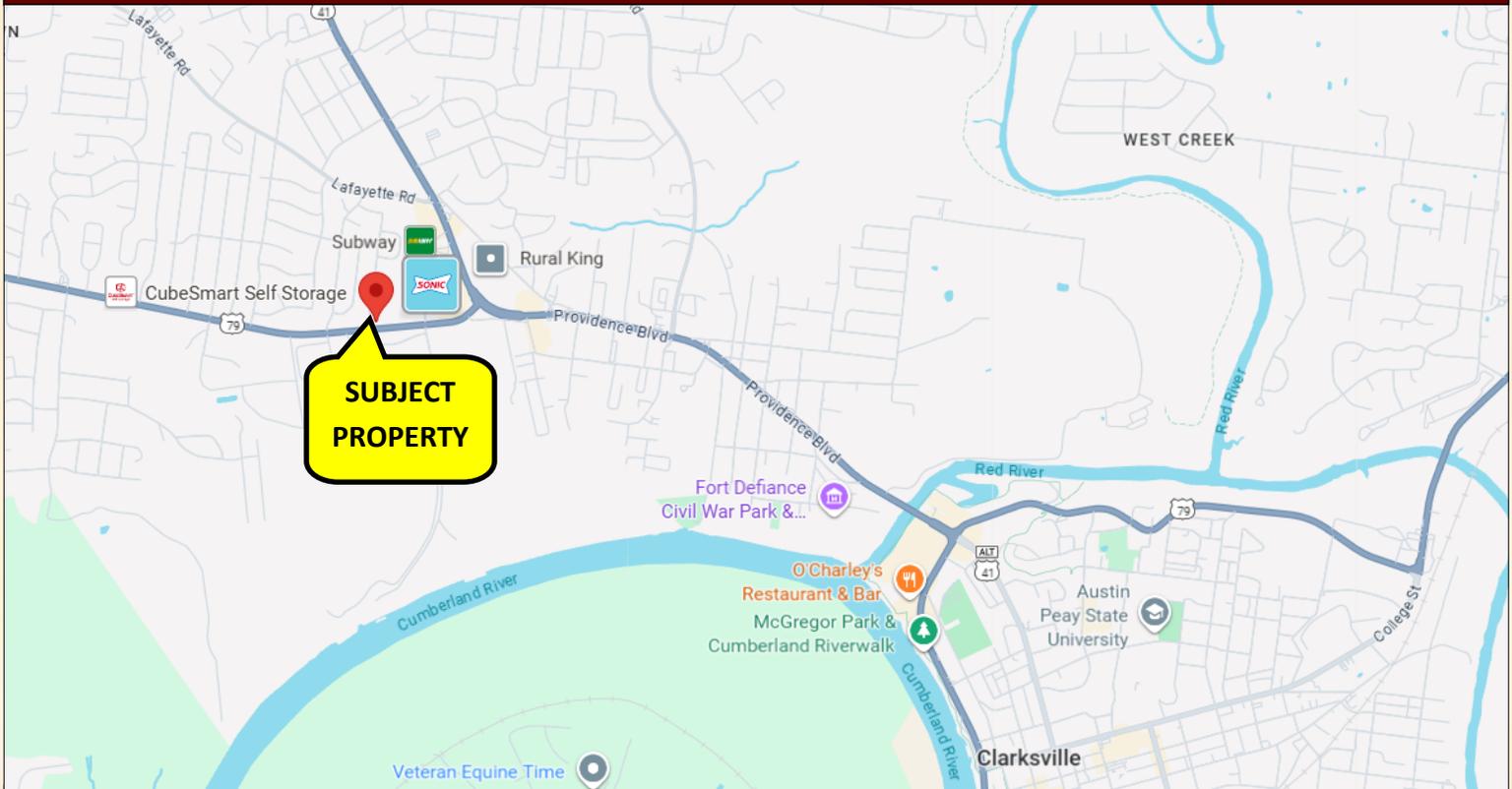
Will Wegner

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Regional Map



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Trade Area Aerial



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Aerial of Site



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Exterior Photos



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Demographics

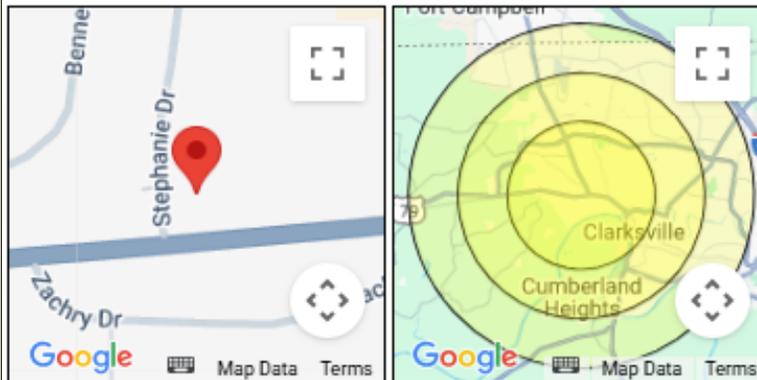


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 305 Dover Road Clarksville TN

Latitude: 36° : 33' : 03"

Longitude: -87° : 24' : 01"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	34,615	68,417	105,785
Population (4/1/2010)	36,230	76,617	131,308
Population (4/1/2020)	38,699	91,853	157,516
Population (1/1/2025)	43,238	103,547	177,110
Population (1/1/2030)	45,524	109,135	186,500
Percent Growth (2025/2020)	11.73	12.73	12.44
Percent Forecast (2030/2025)	5.29	5.40	5.30
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	12,069	24,567	37,898
Households (4/1/2010)	13,014	28,228	48,771
Households (4/1/2020)	14,187	33,596	57,974
Households (1/1/2025)	16,909	40,159	68,925
Households (1/1/2030)	18,294	43,449	74,437
Percent Growth (2025/2020)	19.19	19.54	18.89
Percent Forecast (2030/2025)	8.19	8.19	8.00
GENERAL POPULATION CHARACTERISTICS			
Median Age	31.4	31.2	30.7
Male	21,388	51,043	88,025
Female	21,850	52,504	89,085
Density	2,024.8	1,203.8	868.6
Urban	41,453	92,173	161,562
Rural	1,785	11,374	15,548

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2025)	16,909	40,159	68,925
Families	10,400	26,585	45,486
Non-Family Households	6,509	13,574	23,439
Average Size of Household	2.44	2.51	2.51
Median Age of Householder	42.2	42.2	41.8
Median Value Owner Occupied (\$)	167,019	197,087	211,355
Median Rent (\$)	817	880	914
Median Vehicles Per Household	2.2	2.3	2.3
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	18,066	42,740	72,969
Housing, Owner Occupied	9,194	23,325	39,005
Housing, Renter Occupied	7,715	16,834	29,920
Housing, Vacant	1,157	2,581	4,044
POPULATION BY RACE			
White Alone	20,264	53,163	91,331
Black Alone	13,522	28,769	47,621
Asian Alone	1,141	2,794	5,639
American Indian and Alaska Native Alone	277	590	980
Other Race Alone	2,285	5,161	8,886
Two or More Races	5,749	13,070	22,653
POPULATION BY ETHNICITY			
Hispanic	5,398	11,988	21,070
White Non-Hispanic	19,107	50,392	86,277
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	1,131,464,324	3,029,241,941	5,321,956,772
Total Household Income (\$)	1,108,597,223	2,990,481,736	5,229,092,415
Median Household Income (\$)	52,957	60,856	61,952
Average Household Income (\$)	65,563	74,466	75,866
Per Capita Income (\$)	26,168	29,255	30,049
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	246,631	721,334	3,307,790
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	1,144,240.2	2,857,489.1	4,949,423.9
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	6,308	11,219	36,855
Establishments, Total (by Place of Work)	343	686	2,368
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	98	97	98
EASI Total Crime Index (US Avg=100; A=High)	122	115	108
EASI Weather Index (US Avg=100)	100	100	100
BLOCK GROUP COUNT	20	48	84

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