



Investment Sale

2691 Trenton Road, Clarksville, Tennessee 37040

Value add investment sale opportunity in growing Clarksville.

PROPERTY HIGHLIGHTS

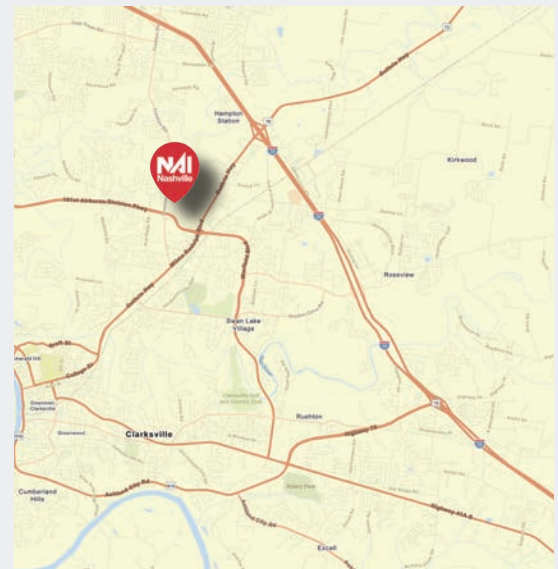
- + ±40,475 SF retail or office building, currently 85.4% leased
- + Value add development opportunity includes to outparcels with potential uses including unanchored strip center, drive thru restaurant, or build-to-suit
- + ±7.05 acre site
- + 302 parking spaces
- + 27,513 VPD, combined on Trenton Road and Needmore Road
- + Easy access to 101st Airborne Division Pkwy. Wilma Rudolph Blvd, and I-24

BEN CLAYBAKER, CCIM

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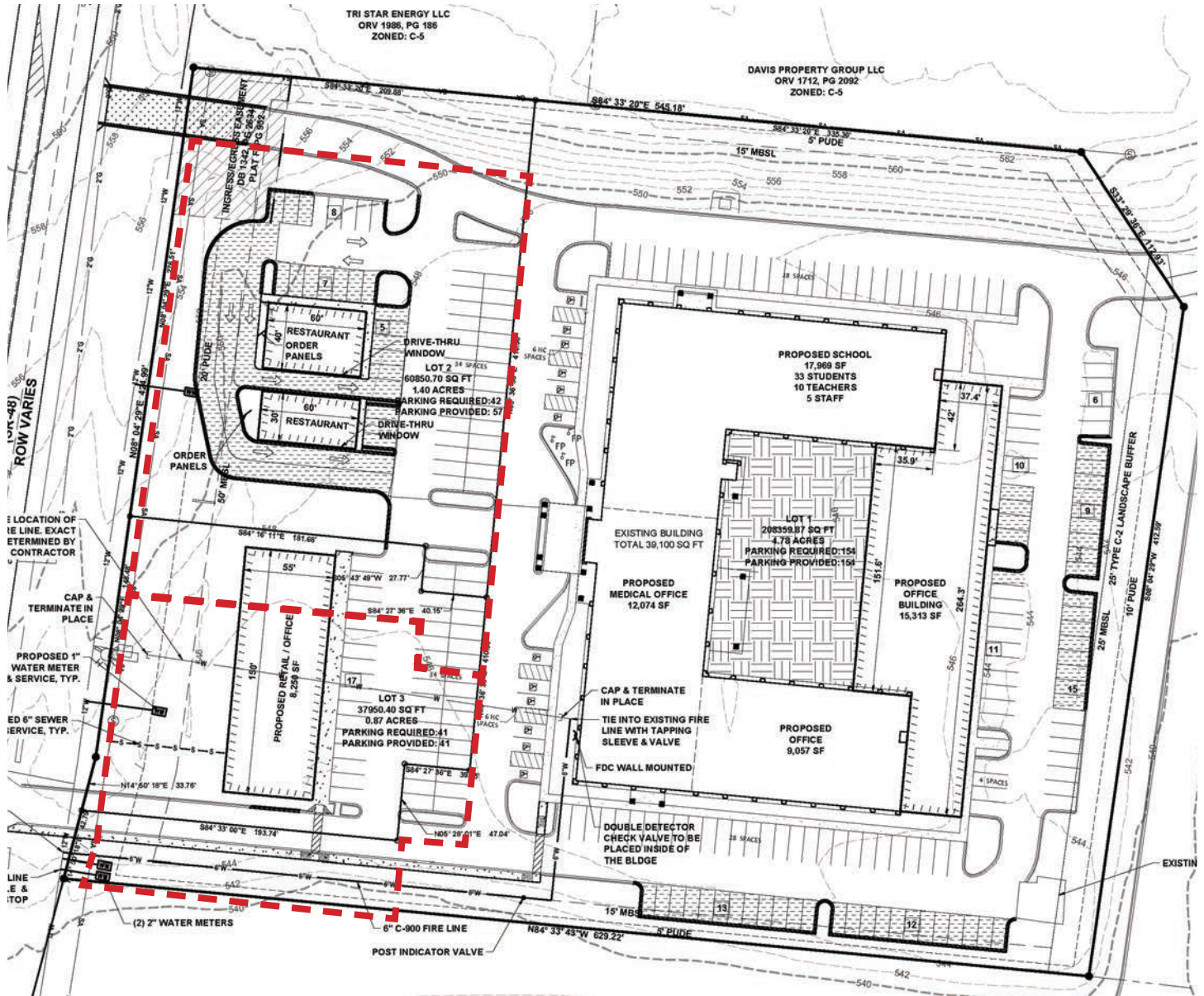
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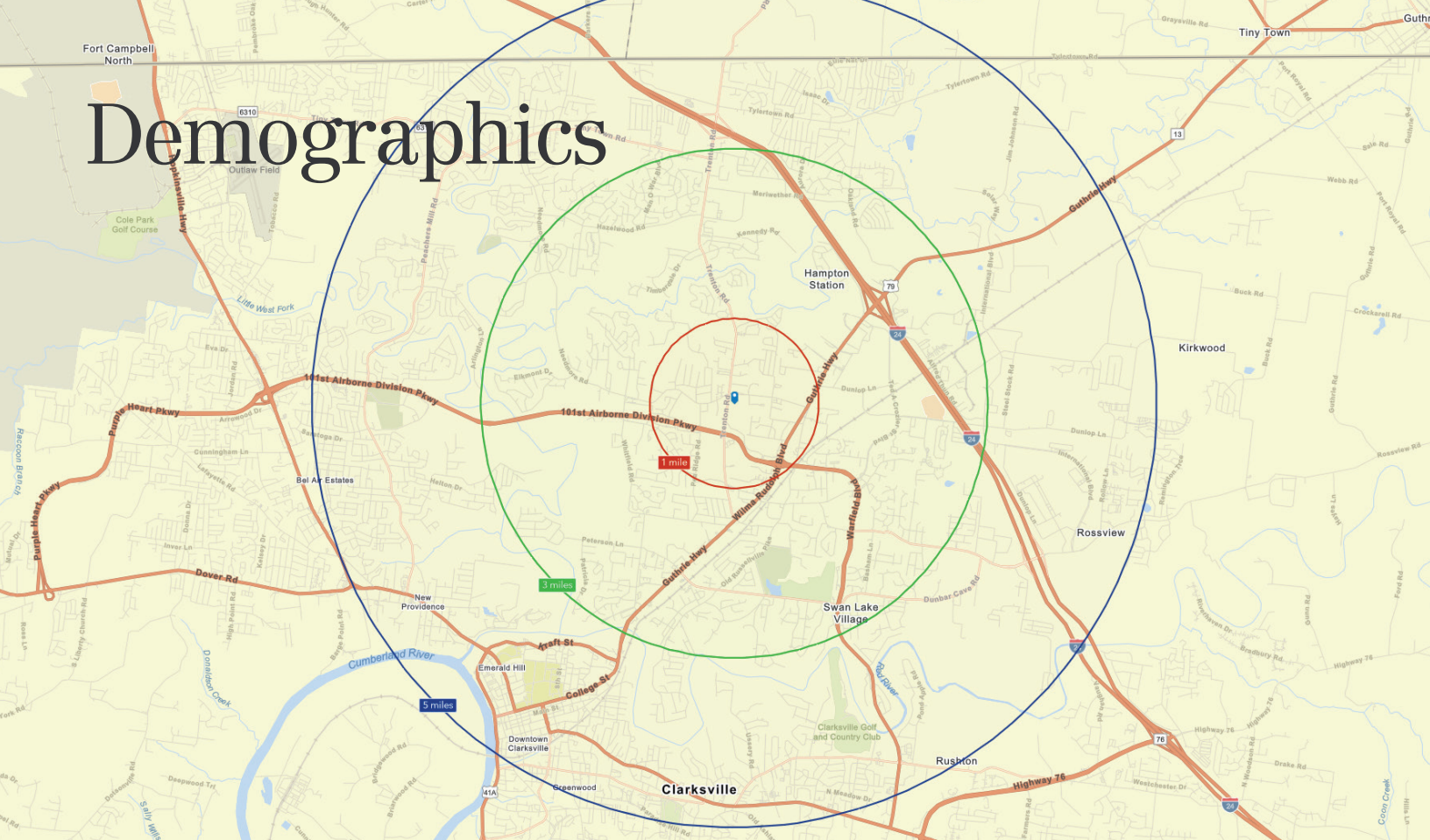
Potential Site Layout



Area Retailers



Demographics



2691 TRENTON ROAD, CLARKSVILLE, TENNESSEE

	1 MILE	3 MILES	5 MILES
Population	7,436	45,645	117,989
Daytime Population	9,508	49,532	115,783
Households	3,254	17,196	43,287
Median Age	31.6	31.9	31.9
Median HH Income	\$63,003	\$78,539	\$77,439
Median Home Value	\$274,263	\$311,973	\$313,845