



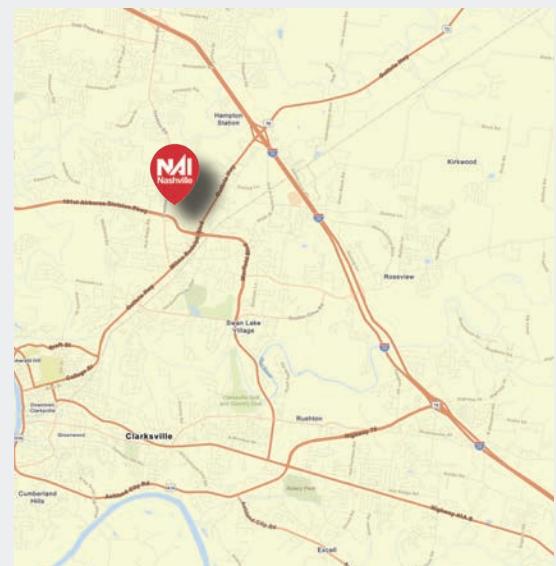
# Investment Sale

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**

Principal  
615 208 9767  
bclaybaker@nainashville.com

**BRANDON HOOP, CCIM**

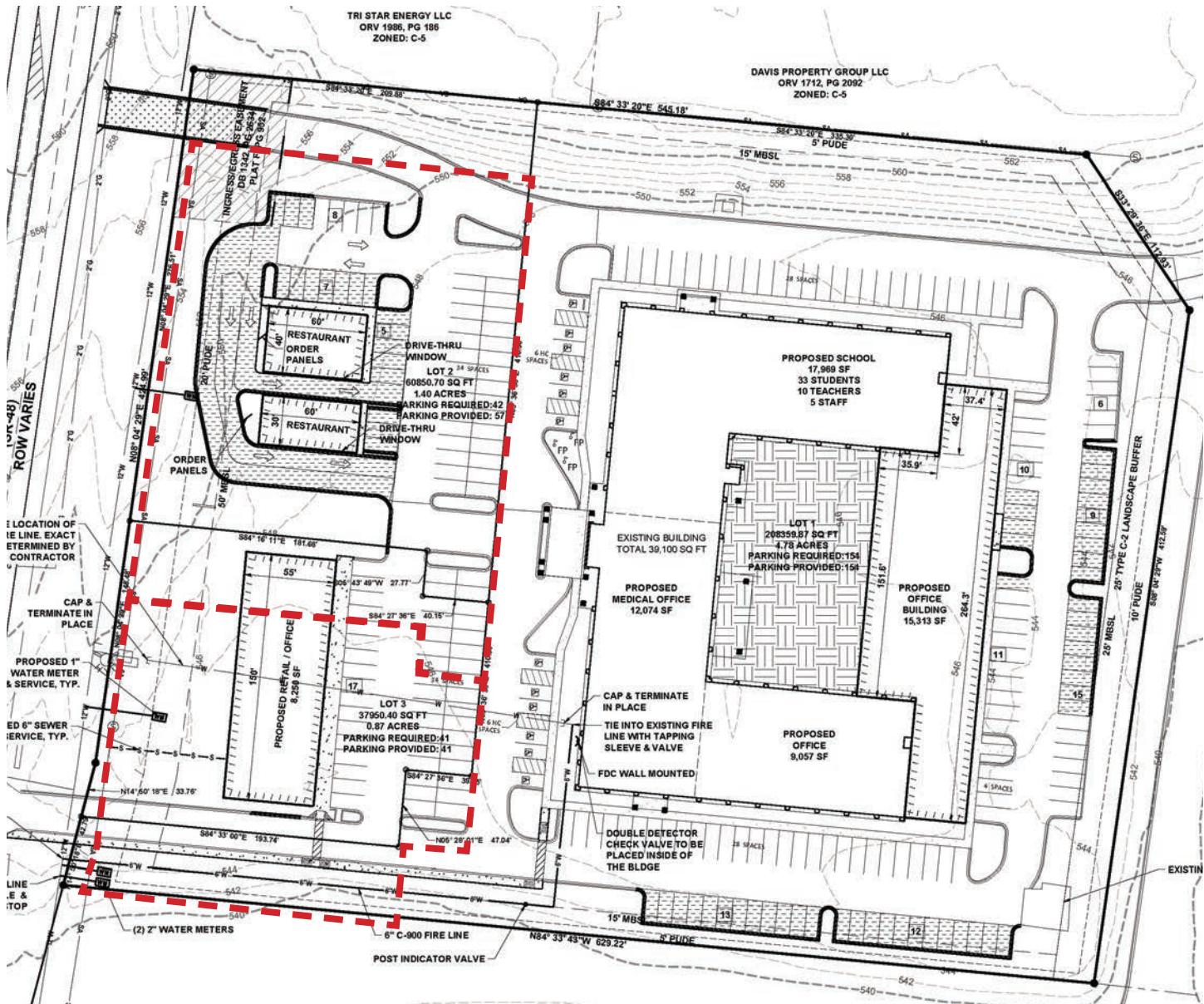
Principal  
615 246 7549  
bhoop@nainashville.com

**NAI** Nashville  
Stanton Group

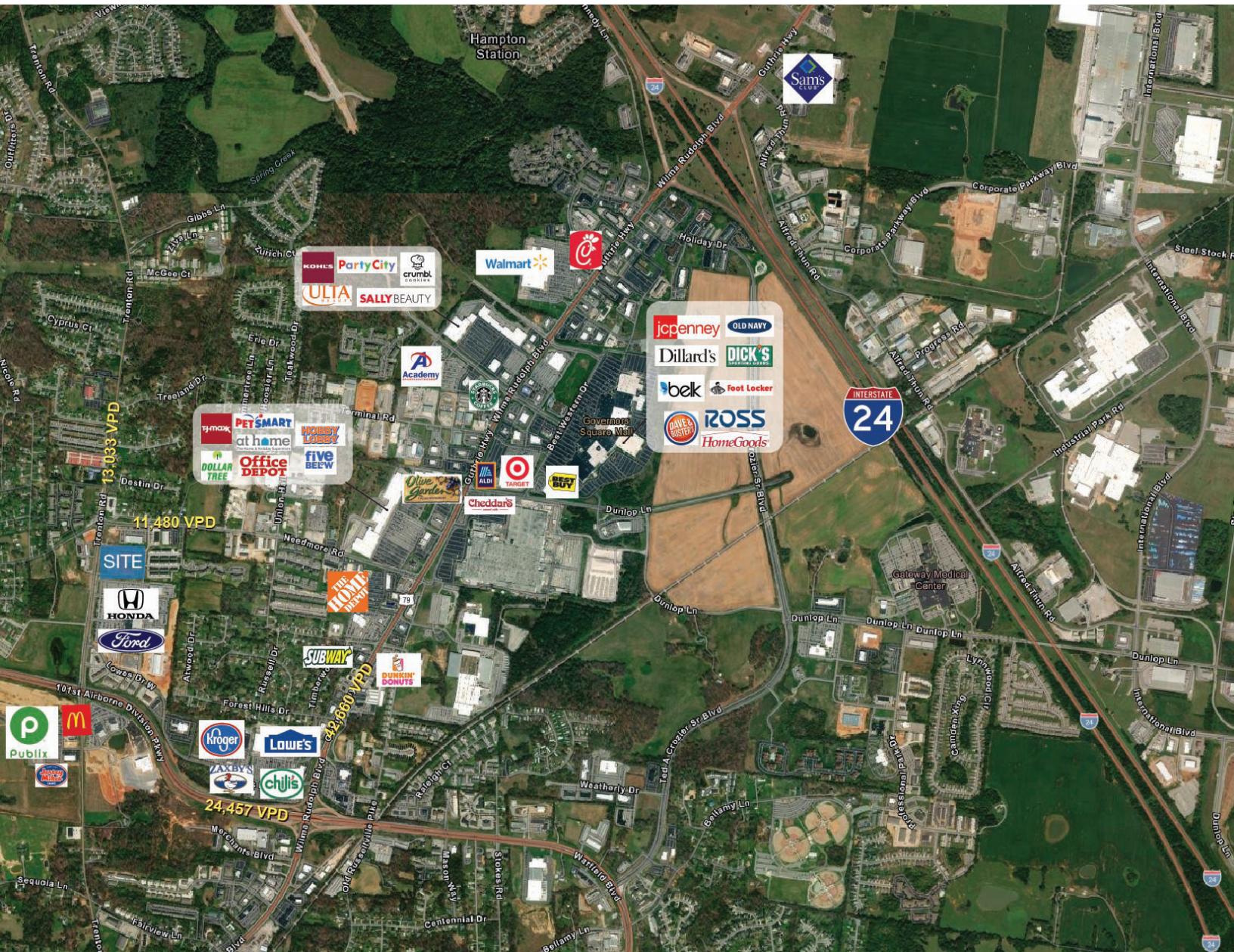
THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



# Potential Site Layout



# Area Retailers



N

# 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

