



FOR SALE

518 Madison Street, Clarksville TN 37040

Building 1,682 sf
Lot Size 0.88 acres
Sales Price \$ 750,000

Traffic Count 12,297 VPD

- Great redevelopment opportunity
- Level lot
- Excellent proximity to Austin Peay State University
- Pylon signage
- Corner Parcel



Demographics	1 mile	3 mile	5 mile
Population	7,880	33,500	81,758
Avg HH Income	\$38,298	\$51,332	\$58,487
# of Households	3,099	13,496	31,936

Source: stdb.com

For more information, contact:

Arthur Perlen, CCIM
 615-234-4919 direct
 aperlen@centenretail.com

William Shell
 615-234-4920 direct
 wshell@centenretail.com

95 White Bridge Road, Suite 402 | Nashville, TN 37205 | www.centenretail.com

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