



CLARKSVILLE

TENNESSEE

RIVERVIEW  
SQUARE



## WELCOME TO RIVERVIEW SQUARE

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Set along the tree-lined bluffs of the Cumberland River and steps from the new 6,000-seat F&M Arena, Clarksville's newest destination blends hometown character with modern energy— where local dining, specialty retail, and live entertainment come together beside a 150-room full service hotel.

Situated just 50 miles northwest of Nashville, Clarksville's Riverfront Urban District is evolving into one of Tennessee's most compelling growth markets, offering a stable, diverse, and increasingly sophisticated destination that feels both familiar and full of life.

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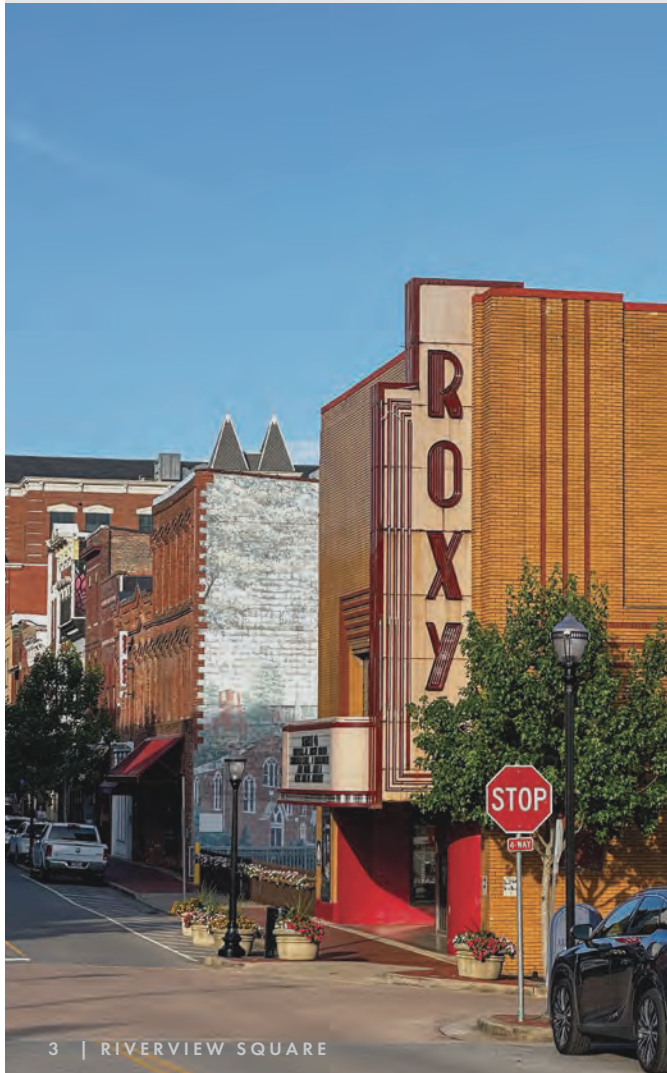
### CLARKSVILLE'S NEWEST DESTINATION

45,000 SF RETAIL  
SPACE AVAILABLE



50 COLLEGE STREET  
CLARKSVILLE, TN 37040





THE NEIGHBORHOOD.

Downtown Clarksville is Tennessee’s next great small-city story — a riverfront district where historic brick architecture, university energy, and a wave of new investment are converging into a vibrant live-work-play destination.

Once a quiet county seat and military-adjacent hub, Clarksville’s core is now anchored by the new 6,000-seat F&M Bank Arena, a full service DoubleTree by Hilton hotel, and a growing lineup of chef-driven restaurants, craft breweries, boutiques, and creative offices.

**57 MIN**

DRIVE TIME TO  
NASHVILLE

**\$92,801**

AVERAGE HOUSEHOLD  
INCOME

**32.8**

MEDIAN AGE

**\$420M**

CONSUMER SPENDING

**644**

ACRES OF PUBLIC PARKS

**9.1%**

PROJECTED JOB GROWTH

**189,500+**

CLARKSVILLE  
POPULATION

**240,000+**

MONTGOMERY COUNTY  
POPULATION

**200K+**

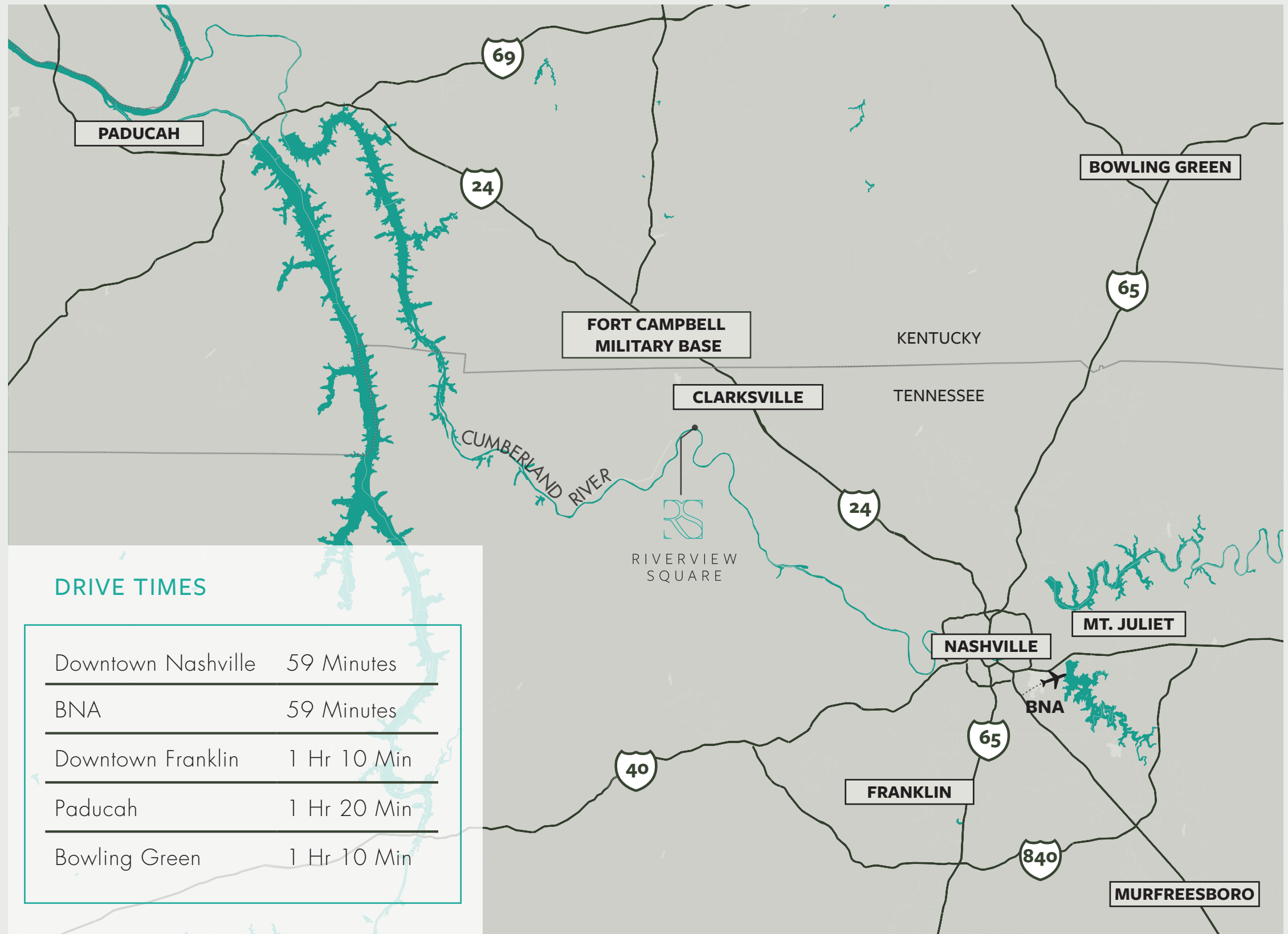
CLARKSVILLE  
POPULATION BY 2028



### ACCESS / LOCATION.

Evolving into one of Tennessee's most compelling markets, Clarksville has transformed from a military adjacent community into a major population, employment, and development center with regional influence.

With constant activity from concerts, hockey and regional events, Clarksville's location is further strengthened by the adjacent 156-key DoubleTree Hotel, Austin Peay State University's 10,000+ campus population, and nearby Fort Campbell — creating exceptional access, steady visitation, and powerful spending demand.





THE SURROUNDING AREA.

FORT CAMPBELL

79

41

DUTCH BROS COFFEE  
Panera BREAD  
McDonald's

Joe's Garage  
TRATTORIA DI CAT  
SKYLINE SOU BAR

AP Austin Peay State University  
CLARKSVILLE TENNESSEE

Chick-fil-*z*  
CLARKSVILLE TENNESSEE

THE NEW GALLERY

48

THE COTTAGE CAKERY

COLLEGE STREET

BARNES & NOBLE CAFE  
cup Kava

DOUBLE TREE by Hilton  
HARVEST Kitchen + Spirits

RIVERVIEW SQUARE

★ FM BANK ARENA

downtown COMMON WOLFPACK DOWN

UNIVERSITY AVE

CLARKSVILLE, TENN  
STRAWBERRY ALLEY ALE WORKS  
THE MAILROOM  
BLACKHORSE BREWERY  
ROXY REGIONAL THEATRE  
RIVER CITY CLAY...  
Yada  
insomnia cookies  
Customs House MUSEUM & CULTURAL CENTER  
Edwards

The Amsterdam LOCAL CAFE & MARKET

NASHVILLE



EXPANDING MARKET

**116 NET NEW PEOPLE**  
GAINED PER WEEK IN THE  
CLARKSVILLE REGION BETWEEN 2022-  
2023

**#5 CITY**  
FOR FASTEST-GROWING U.S. CITIES

**#4 CITY**  
WHERE MILLENNIALS ARE BUYING  
HOMES, 2024

**#4 METRO BY  
PROJECTS PER  
CAPITA**  
IN THE COUNTRY, 2022

**#3 HOTTEST ZIPCODE**  
IN THE COUNTRY, 2023

TOP EMPLOYERS

- Agero
- Akebono
- Amazon
- Austin Peay State University
- Bridgestone Americas Inc.
- F&M Bank Arena
- Dongwha Electrolyte
- FedEx
- Florim USA
- Fort Campbell (U.S. Air Force)
- Google
- Hancock Tire
- Jostens, Printing & Publishing Div.
- LG Electronics
- Stryker
- Tennova Healthcare
- T. Rad North America
- Trane Technologies
- Vibra Healthcare

RECENT RELOCATIONS/EXPANSIONS

- Ascension St. Thomas (96 Acre Health  
Campus)
- Dongwha Electrolyte
- LG Chem
- Kewpie
- Ferrari Stampi USA inc
- Hankook tire
- VK integrated systems
- Agero
- FNS Group
- CBE Companies
- Floim USA
- AtlasBx
- Troy Industries
- Microvast
- Shunhung Global Inc.
- Sprouts Farmers Market
- LG Electronics, Inc.
- Verstraete IML USA
- Google

RESTAURANT/RETAIL SPACE AVAILABLE | DEMISEABLE

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PLAZA LEVEL



MAIN ST. LEVEL



# RIVERVIEW SQUARE

**LIZ CRAIG**

314.799.1042

[Liz.Craig@foundrycommercial.com](mailto:Liz.Craig@foundrycommercial.com)

**FOUNDRY**  
COMMERCIAL

**Oliver**  
HOSPITALITY