

OFFICE FOR SALE

DENTAL OFFICE

1756 MEMORIAL DRIVE, CLARKSVILLE, TN 37043



FOR SALE

KW COMMERCIAL | CLARKSVILLE

2271 Wilma Rudolph Blvd
Clarksville, TN 37040

PRESENTED BY:

CHAD FRIEDMAN

C: (912) 856-3548
chadfriedman@kwcommercial.com
369585, TN

Each Office Independently Owned and Operated

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DISCLAIMER

1756 MEMORIAL DRIVE



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

1756 MEMORIAL DRIVE



OFFERING SUMMARY

PRICE:	\$699,900
BUILDING SF:	2,275
RENTABLE SF:	2,275
AVAILABLE SF:	2,275
LOT SIZE:	0.41 Acres
BUILDING CLASS:	C
PARKING:	Surface
PARKING RATIO:	3.93:1000
YEAR BUILT:	1971
RENOVATED:	2017
ZONING:	C1 - General Commercial

PROPERTY OVERVIEW

This well-maintained office space is ideally suited for medical or dental use, offering a range of specialized features that meet the needs of healthcare professionals. The property is equipped with hospital-grade plumbing and electrical systems, ensuring compliance with industry standards and providing a safe, reliable environment for patient care. The walls are constructed with durable, healthcare-specific materials that support cleanliness and infection control, further enhancing the space's suitability for medical purposes.

In addition to its primary function as a medical office, the property includes a small loft located in the lower part of the building. This versatile space offers potential for rental income or can be adapted for various uses, such as a staff lounge, additional office area, or even a small residential unit for on-site professionals. The combination of a purpose-built medical facility with the added flexibility of the loft makes this property a valuable asset for healthcare providers seeking a functional and investment-ready location.

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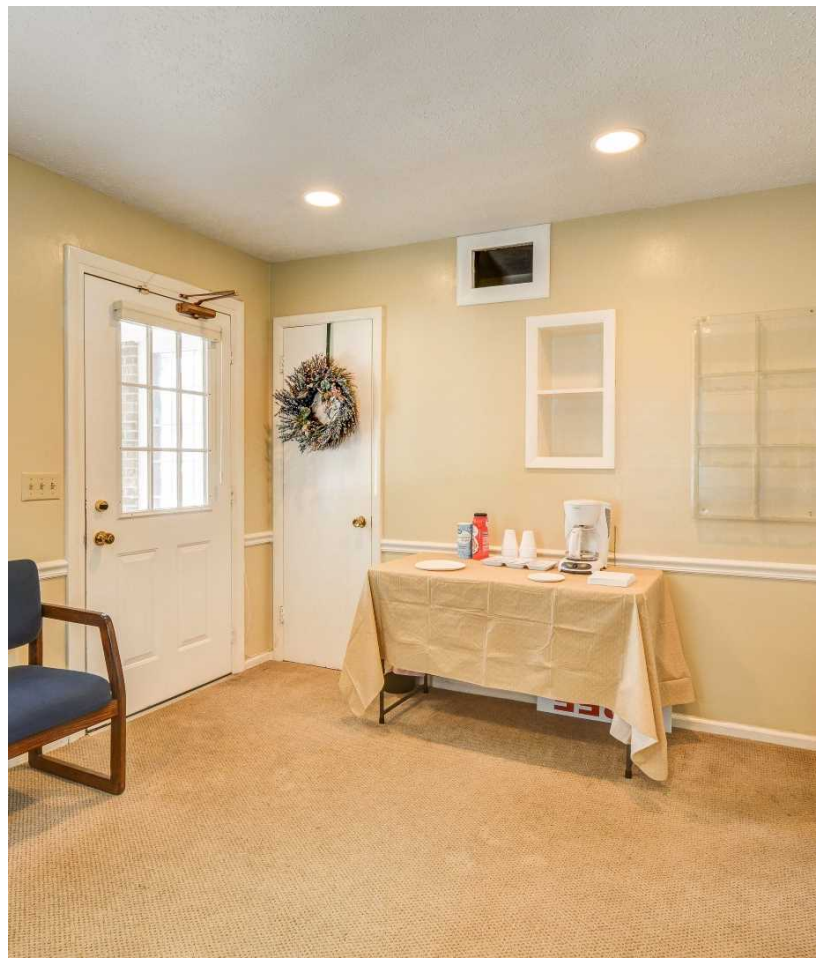
PROPERTY PHOTOS

1756 MEMORIAL DRIVE



PROPERTY PHOTOS

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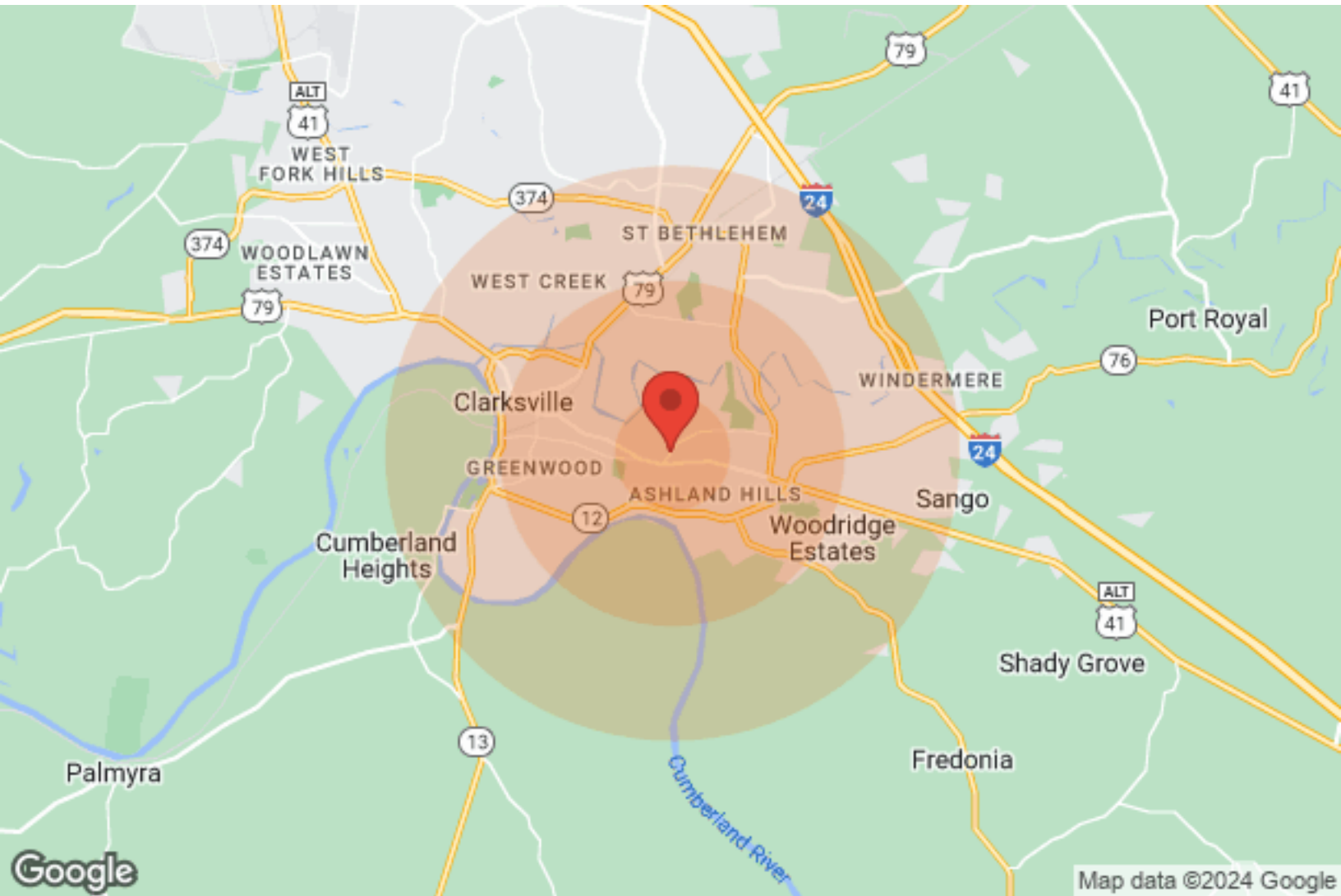
PROPERTY PHOTOS

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DEMOGRAPHICS

1756 MEMORIAL DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	3,389	15,370	31,972
Female	3,790	15,475	32,365
Total Population	7,179	30,845	64,337

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,388	6,147	14,017
Ages 15-24	729	3,692	8,294
Ages 25-54	3,165	13,045	26,260
Ages 55-64	730	3,480	7,225
Ages 65+	1,167	4,481	8,541

Race	1 Mile	3 Miles	5 Miles
White	5,903	23,112	49,040
Black	872	6,303	11,440
Am In/AK Nat	12	25	50
Hawaiian	N/A	1	8
Hispanic	444	1,546	4,018
Multi-Racial	686	2,476	6,254

Income	1 Mile	3 Miles	5 Miles
Median	\$35,212	\$37,997	\$41,611
< \$15,000	811	2,586	4,016
\$15,000-\$24,999	517	1,605	3,004
\$25,000-\$34,999	466	1,626	3,059
\$35,000-\$49,999	506	1,957	3,910
\$50,000-\$74,999	600	2,305	5,040
\$75,000-\$99,999	267	1,107	2,770
\$100,000-\$149,999	162	971	2,509
\$150,000-\$199,999	80	237	626
> \$200,000	70	236	479

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,871	14,417	28,890
Occupied	3,452	12,973	25,996
Owner Occupied	1,395	6,875	15,089
Renter Occupied	2,057	6,098	10,907
Vacant	419	1,444	2,894

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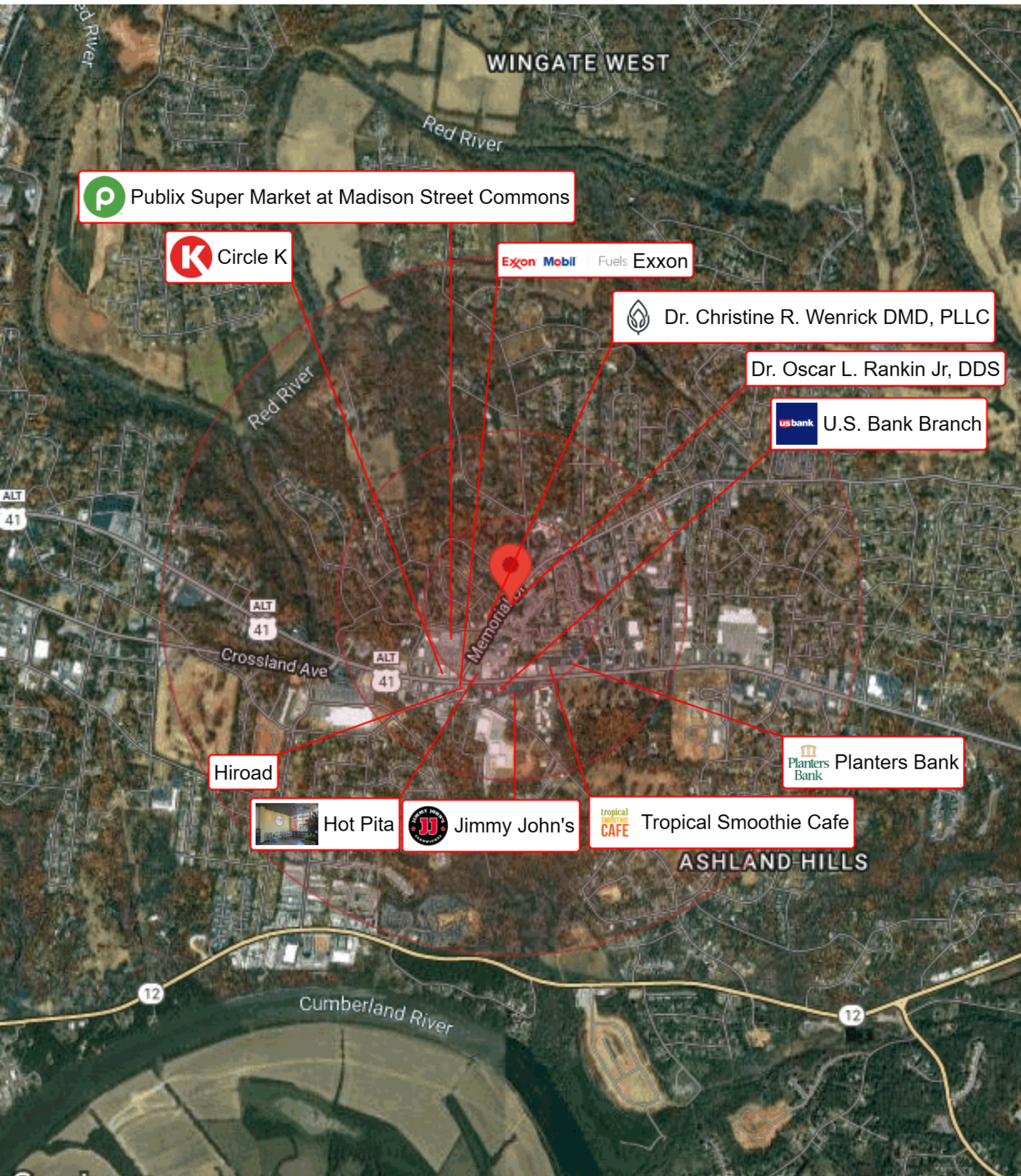
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BUSINESS MAP

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 Publix Super Market at Madison Street Commons

 Circle K


 Fuels Exxon


 Dr. Christine R. Wenrick DMD, PLLC


Dr. Oscar L. Rankin Jr, DDS

 U.S. Bank Branch

Hiroad

 Planters Bank

 Hot Pita

 Jimmy John's

 Tropical Smoothie Cafe

ASHLAND HILLS

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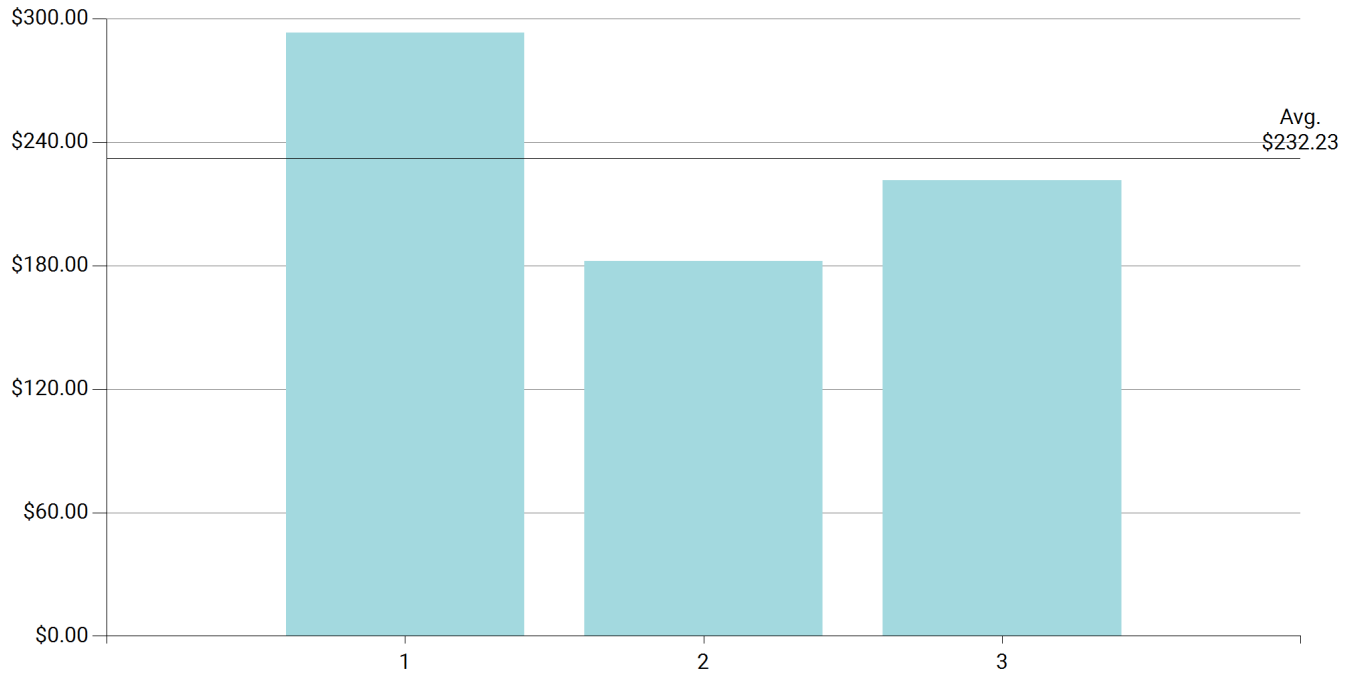
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SALE COMPARABLES

1756 MEMORIAL DRIVE



Price per SF



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S



Sale Price	\$699,900
Spaces	1
Acres	0.380
Year Built	1971

Dental Office

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1



Sale Price	\$950,000
Spaces	1
Rentable SF	3,240
Price/SF	\$293.21
Acres	0.480
Year Built	1972
Sale Date	3/31/2023

Transformation Title

1811 Memorial Circle, Clarksville, TN 37043

2



Sale Price	\$1,000,000
Rentable SF	5,490
Price/SF	\$182.15
Acres	0.820
Year Built	1989
Sale Date	6/23/2023

Chiropractic services

1824 Memorial Drive, Clarksville, TN 37043

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SALE COMPARABLES

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Sale Price	\$795,000
Spaces	1
Rentable SF	3,592
Price/SF	\$221.33
Acres	0.240
Year Built	1972
Sale Date	12/15/2022
Days-On-Mkt	42

Concord Title

1829 Memorial Drive, Clarksville, TN 37043

Notes

Owner Occupied when sold; originally Listed for \$899,000; Lease Option

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S 1756 Memorial Drive
Clarksville, TN, 37043
\$699,900

1 1811 Memorial Circle
Clarksville, TN, 37043
\$950,000

2 1824 Memorial Drive
Clarksville, TN, 37043
\$1,000,000

3 1829 Memorial Drive
Clarksville, TN, 37043
\$795,000

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PROFESSIONAL BIO

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Chad Friedman brings a wealth of experience, dedication, and a profound commitment of service to the realm of commercial real estate. With a remarkable 20-year military career as the cornerstone of his journey, he has seamlessly transitioned to becoming a seasoned professional serving the vibrant landscapes of Tennessee.

As a veteran with two decades of military service, he embodies discipline, integrity, and a tireless work ethic. During Chad's tenure in the military, he honed his leadership skills and instilled a deep sense of responsibility, values that seamlessly translate into their role in the commercial real estate sector.

Specializing in asset classes such as Retail and Industrial, Chad possesses a nuanced understanding of these sectors, leveraging a comprehensive knowledge base to navigate the complexities of commercial real estate transactions. His expertise extends beyond these realms, demonstrating versatility and an ability to offer valuable insights across various asset types.

Driven by a passion for continuous growth and professional excellence, Chad is actively pursuing certification as a CCIM (Certified Commercial Investment Member) candidate. This commitment underscores his dedication to staying at the forefront of industry standards, enhancing their proficiency, and delivering unparalleled expertise to clients.

Throughout his career, Chad has demonstrated a remarkable ability to connect with clients, understand their unique needs, and provide tailored solutions that exceed expectations. Whether it's guiding investors through multifamily acquisitions, advising on hospitality ventures, or extending expertise to diverse asset classes, he excels in delivering strategic guidance and fostering successful real estate transactions.

In every endeavor, Chad remains deeply rooted in the ethos of service, leveraging his extensive military background to approach each client interaction with integrity, dedication, and a commitment to achieving optimal results.