



Madison Street Center

1839 Madison St, Clarksville, TN 37043



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Madison Street Center

\$19.50 /SF/Yr

Fantastic opportunity to locate directly adjacent to Firehouse Subs. Other tenants include Coldstone Creamery, Posh Nails and Pro Vapor. High traffic and high visibility location with direct frontage on Madison Street. Clarksville, Tennessee is the one of the top 20 fastest growing cities in the United States and was voted the #1 place to live in America in 2019....

- High Visibility!
- Newer Construction!
- Available April 1st!



Rental Rate:	\$19.50 /SF/Yr
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	1
Center Properties:	1
Gross Leasable Area:	8,100 SF
Walk Score ®:	52 (Somewhat Walkable)
Rental Rate Mo:	\$1.63 USD/SF/Mo

1st Floor

Space Available	1,540 SF
Rental Rate	\$19.50 /SF/Yr
Date Available	April 01, 2021
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Fantastic opportunity to lease a retail space next to Firehouse Subs, Cold Stone Creamery, Pro Vapor and Posh Nail Bar. Located in Clarksville, Tennessee, the 19th fastest growing city in the United States. This center enjoys high traffic flow with frontage, curb cut and direct visibility from the heavily traveled Madison Street corridor. **THE AVAILABLE SUITE IS SUITE D NEXT TO FIREHOUSE SUBS.** Available for occupancy April 1, 2021. Contact Travis Kelty at KELTY Commercial Real Estate for more information of property tours 615.330.0749 or travis@keltyrealestate.com

Major Tenant Information

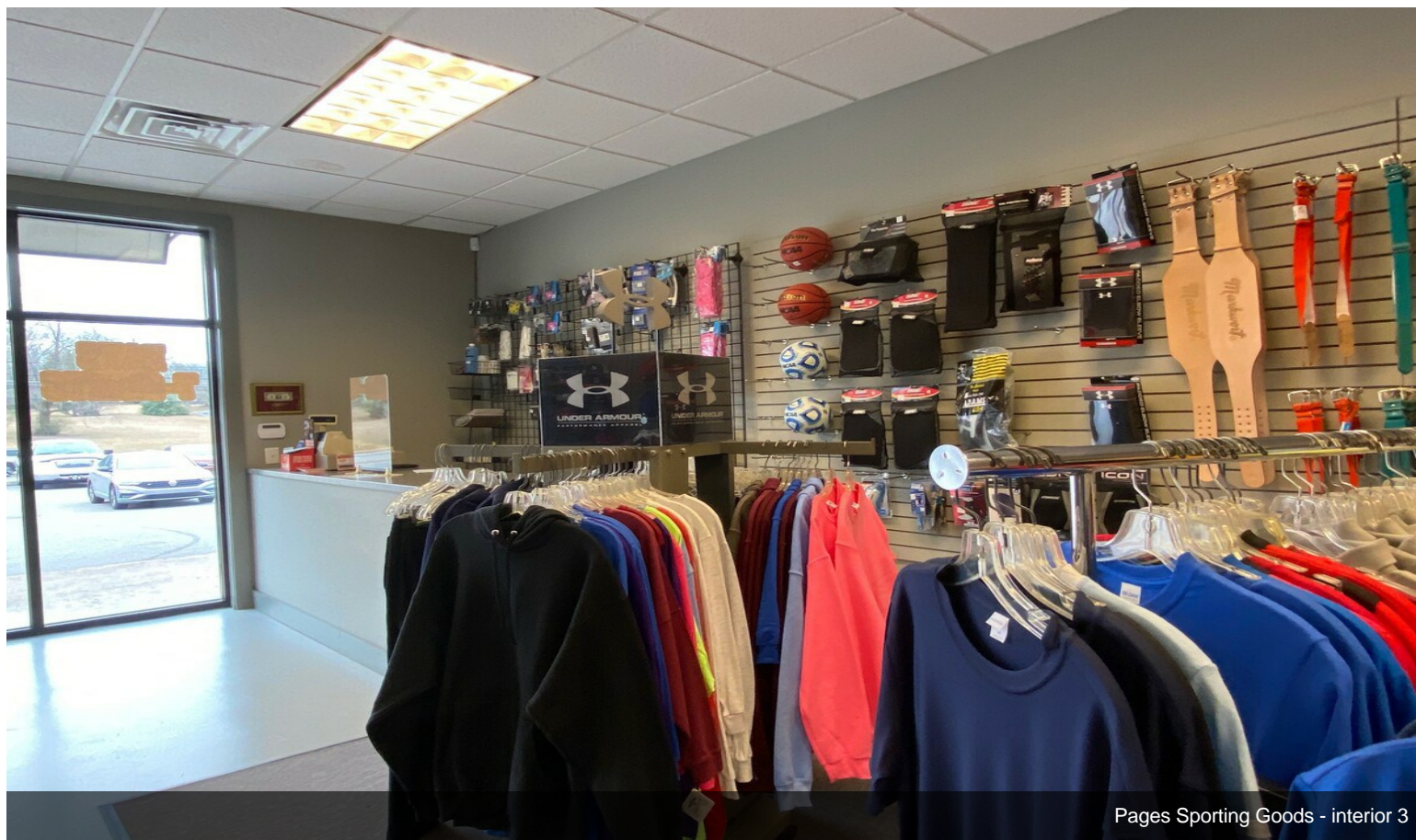
Tenant	SF Occupied	Lease Expired
Cold Stone Creamery	1,200	
Firehouse Subs Madison Street	1,600	
Page's Clarksville Sporting Goods	-	
Posh Nail Bar	1,400	
Pro Vapor	-	



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Property Photos



Pages Sporting Goods - interior 3



Pages Sporting Goods - restroom

Property Photos



Page's Sporting Goods photo 3