

Downtown office space for sale

808 KRAFT STREET | CLARKSVILLE, TENNESSEE



Learn more

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Property highlights



4,840 sf of office or retail space /
six small suites for sale



Great location on 0.65 acres
near downtown Clarksville



80% occupied for immediate income



Vibrant area for growth and/or
potential redevelopment



Additional unfinished space for
future tenancy



Property overview

Clarksville is the fifth-largest city by population in the state of Tennessee, the county seat of Montgomery County and the first official incorporated city in Tennessee (1785). Located on I-24 just 50 miles northwest of Nashville, Clarksville is within a day's drive from 76% of major U.S. cities. The city's prime location and continuous growth has continued to drive investor interest throughout the years. The city is home to one of the state's fastest growing universities, Austin Peay State University, a four-year public university established in 1927 with around 8,000 students enrolled. Clarksville's neighbor is the Fort Campbell United States Army Base which is just ten miles from Downtown Clarksville. Although officially in Fort Campbell, Kentucky, the majority of the acreage of Fort Campbell is within the state of Tennessee.



342,273

Population



128,732

Households



\$88,383

Household income

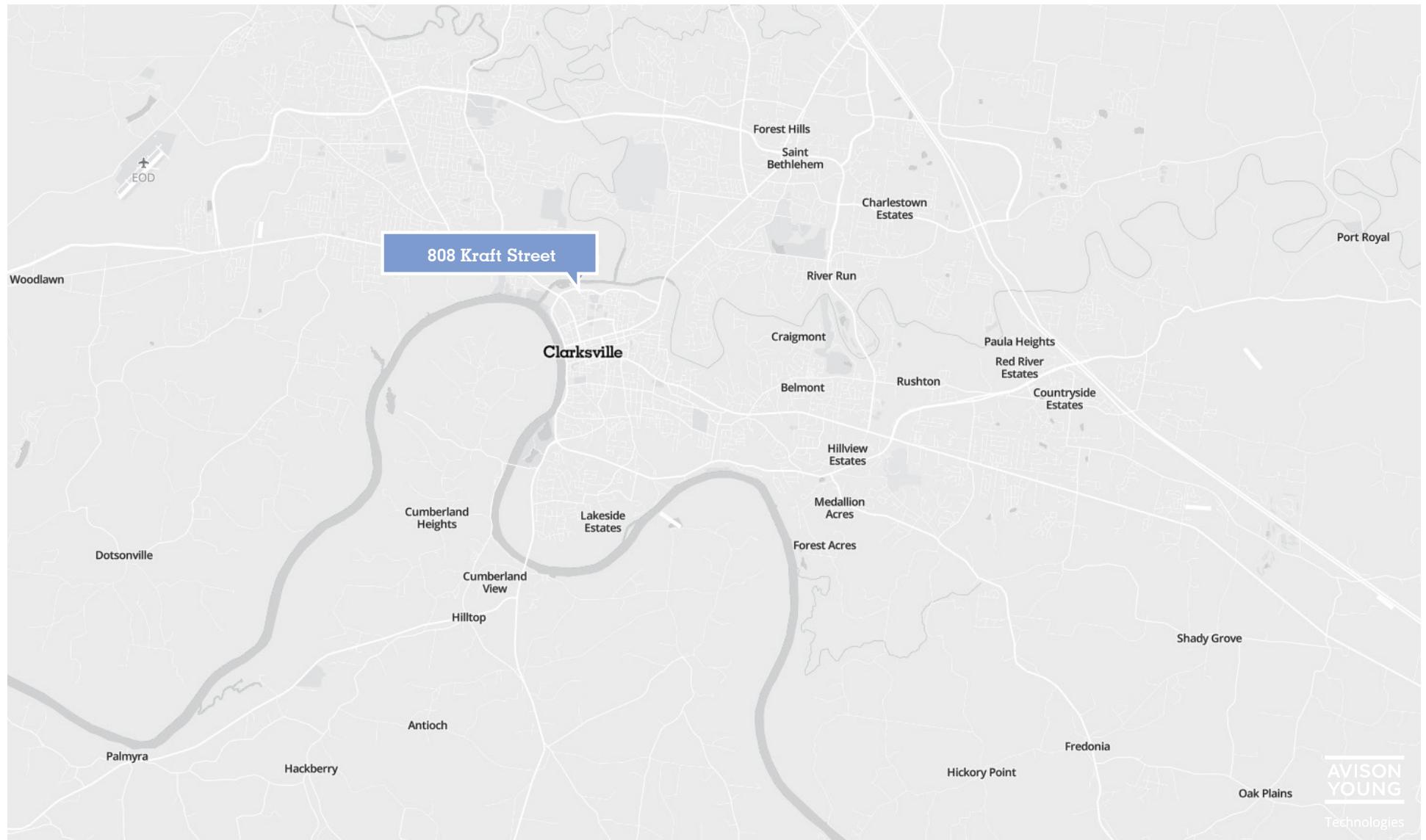


31

Median age



Location map



For more information, please contact:

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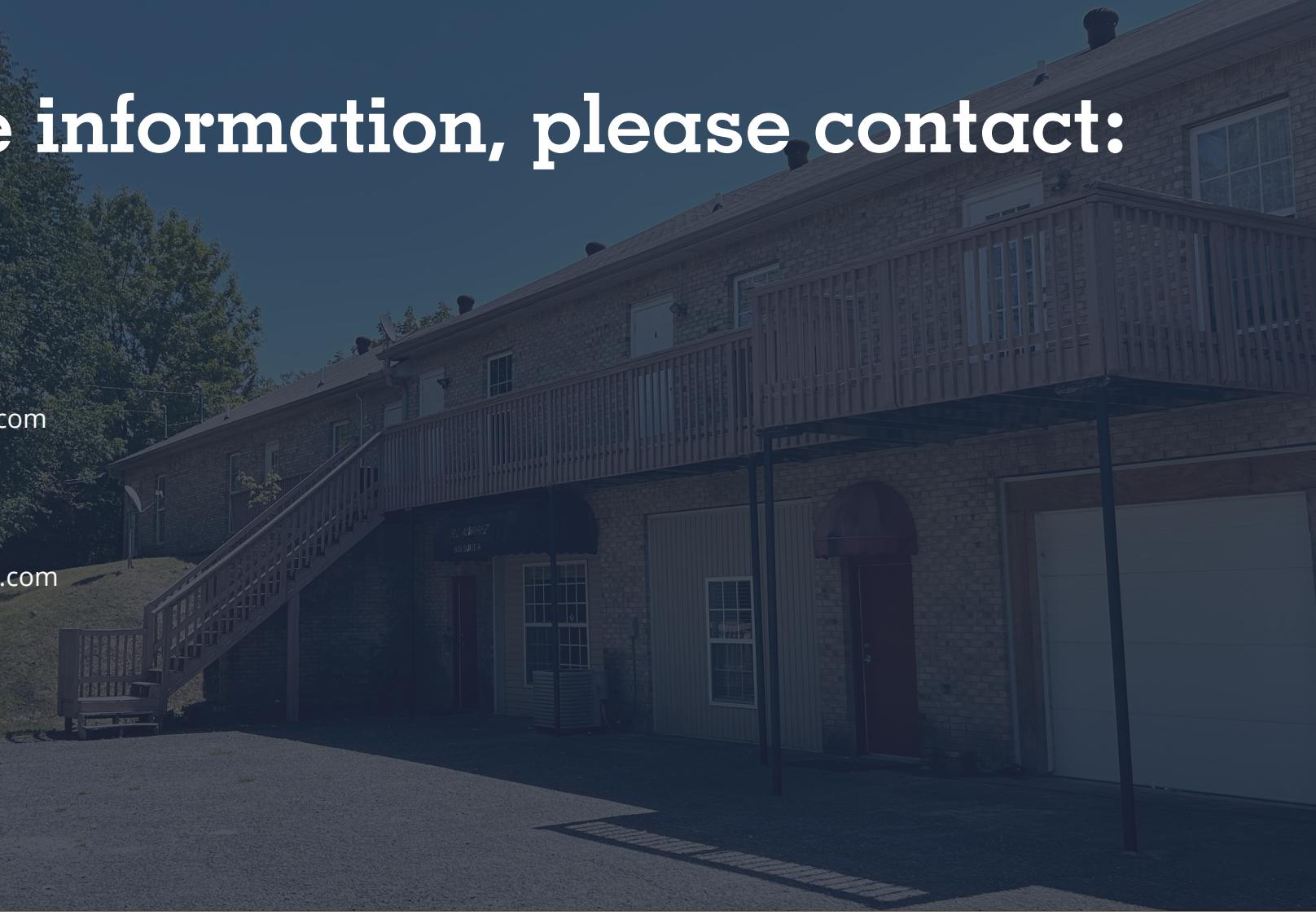
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