

800 Weatherly Drive

MEDICAL OFFICE SPACE FOR LEASE
CLARKSVILLE, TN



Property Overview

22,604 SF

Multi-tenant medical office building

Location

Located within Clarksville's primary healthcare corridor at the front entrance of Weatherly Professional Park.

- Prime visibility from Ted Crozier Sr. Blvd
- Less than one mile from Vanderbilt Health's Clarksville Hospital campus

Building

- Built in 2009
- Renovated common areas, lobby, and restrooms

Parking

- Ample staff and patient parking with covered drop-off area
- 6/1,000 SF parking ratio

Existing Tenants

- Vanderbilt Health, St. Bethlehem Pharmacy, SouthEast Eye Specialists, Option Care Health, Tennessee Dental Spa

Availability

Suite 101L | 3,380 SF

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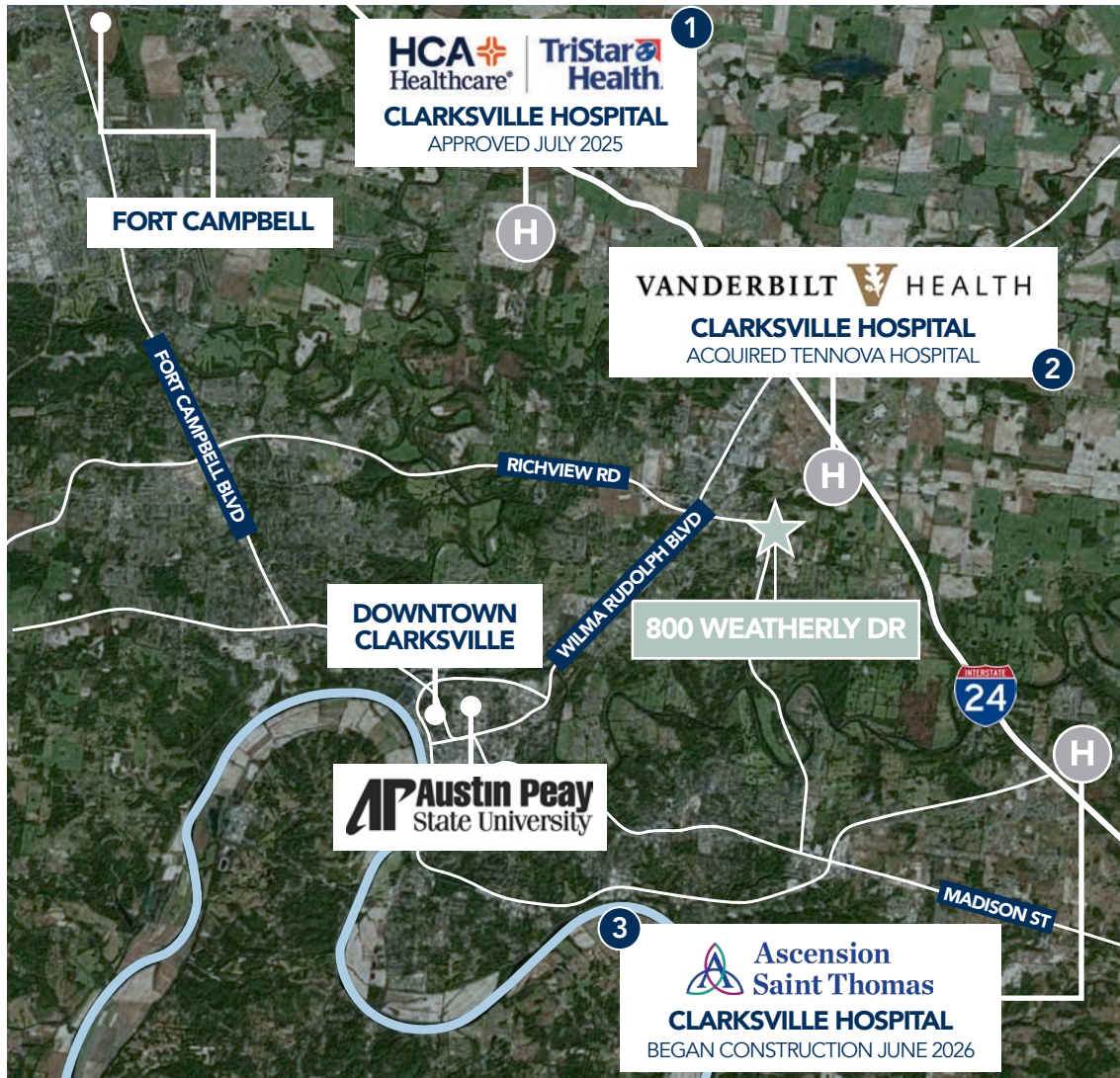


Area Map

CLARKSVILLE MEDICAL DISTRICT



Clarksville Planned Hospital Expansions



Over \$1 billion in healthcare investments underway to meet the region's growth and healthcare demand:

1. HCA TriStar Health

Approved to build a \$286 million, 68-bed acute care hospital in Clarksville (expandable to 224 beds) with services including ICU, labor & delivery, Level II NICU, cardiac cath labs, imaging and dialysis.

2. Vanderbilt Health

Acquired full ownership of Tennova Healthcare-Clarksville (currently a 270 bed hospital) from Community Health Systems, Inc. for ~\$600 million in February 2026.

3. Ascension Saint Thomas

Developing a \$148.5 million full-service hospital anchored in a 96-acre health campus (44 beds initially, expandable to 132). It will include emergency care, inpatient/outpatient surgery, cardiology, oncology, women's health and orthopaedics.

Available Space

SUITE 101L

3,380 SF

- 6 exam rooms
- 5 offices
- 3 restrooms
- Storage
- Shared waiting, reception, and break area with adjacent tenant / able to be divided



Suite 101L



Demographics

	2 MILES	5 MILES	10 MILES	INSURANCE MIX (5 MILES)	
2020 Population	14,795	82,972	203,611	Employer Paid	43%
2025 Population Projection	17,274	96,249	231,859	Military	13%
2030 Population Projection	19,014	105,834	253,518	Medicaid	12%
Annual Growth 2020-2025	3.4%	3.2%	2.8%	Direct	5%
Annual Growth 2025-2030	2.0%	2.0%	1.9%	Medicare	3%
				Multiple	24%



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