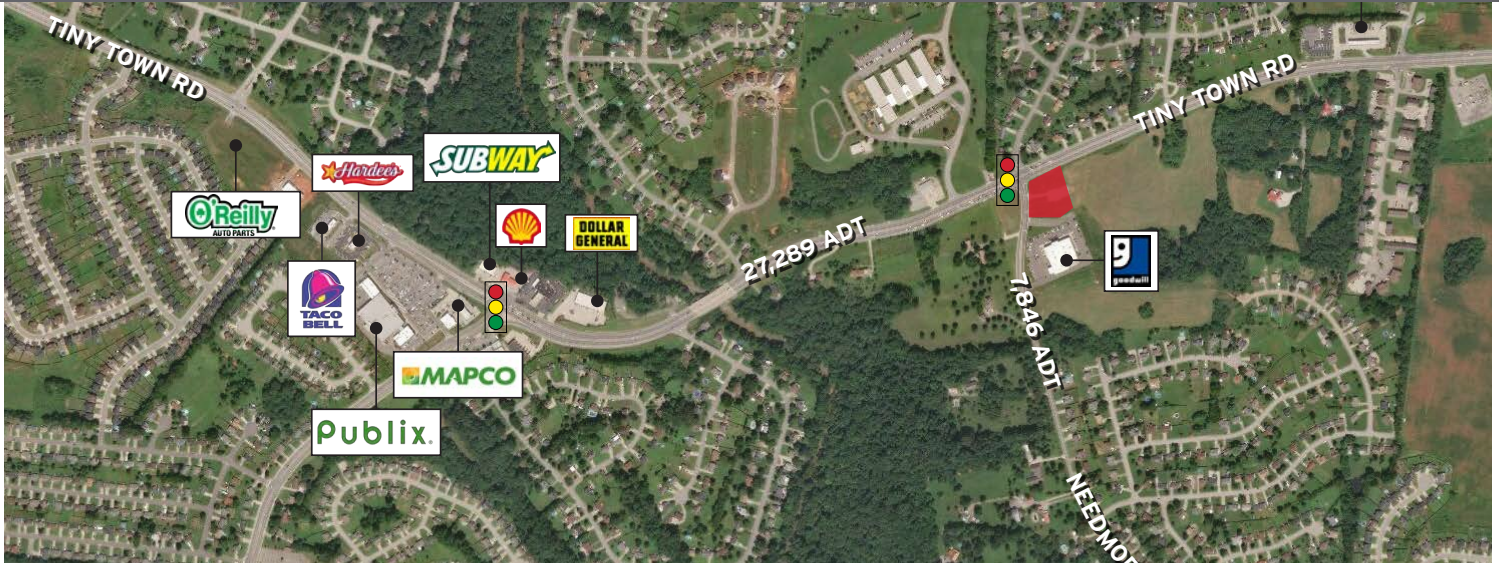


PRIME CORNER 1.74 ACRES FOR GROUND LEASE, BUILD-TO-SUIT OR 10,000 SF RETAIL CENTER

TINY TOWN ROAD AND NEEDMORE ROAD, CLARKSVILLE, TN



OVERVIEW

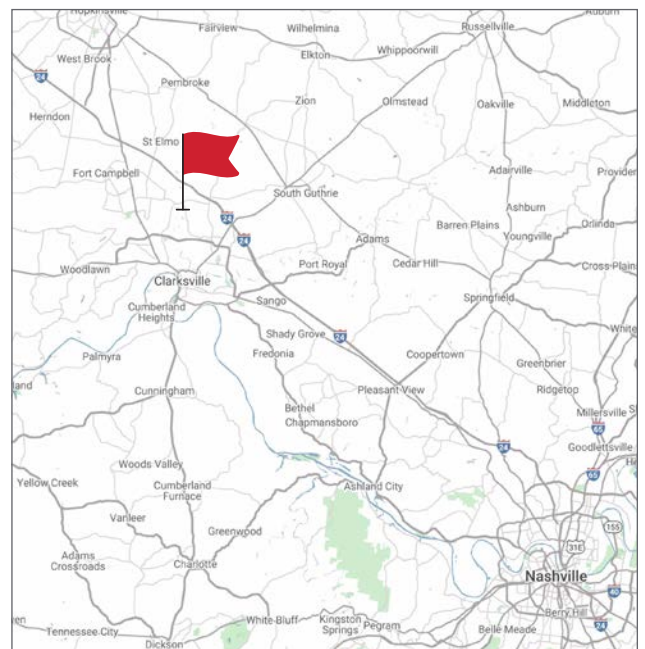
ADDRESS Tiny Town Road @ Needmore Road
Clarksville, TN 37040

LOT SIZE 1.74 acres

- 1.74 Acres on Pin Center at Signalized intersection
- Located near Publix and WalMart neighborhood Market and possible Kroger
- High population in rapidly growing retail area
- High traffic counts (27,289 ADT on Tiny Town Rd)
- Ideal for Gas Station/Convenience Store and other Retail Shopping Center
- Great Gas Station site!



LOCATION



for more information, contact