



WINN WAY PADS CLARKSVILLE, TN

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**Baker Storey McDonald
Properties**
Proven Real Estate Solutions

615.373.9511

BSMPROPERTIES.COM

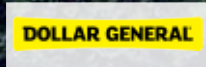
BOOS
DEVELOPMENT

CHRIS MOORE

Director of Real Estate

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704.451.6112



26,489 ADT

PADS AVAILABLE

PADS AVAILABLE

M.L.K. JR PKWY

NEW S DR

VAUGHAN RD

SCENIC DR

FIRE ST

LYNN CIRCLE

POINT DR

WINDSOR DR

PROPERTY HIGHLIGHTS

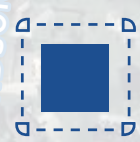
- Directly across the street from high grossing Publix anchored center
- Located on major thoroughfare (MLK JR PKWY) that captures over 26k cars per day.
- Only 0.5 mile away from Interchange 24
- Multiple PADs available. Call for pricing.



AVERAGE HH INCOME
\$79,566



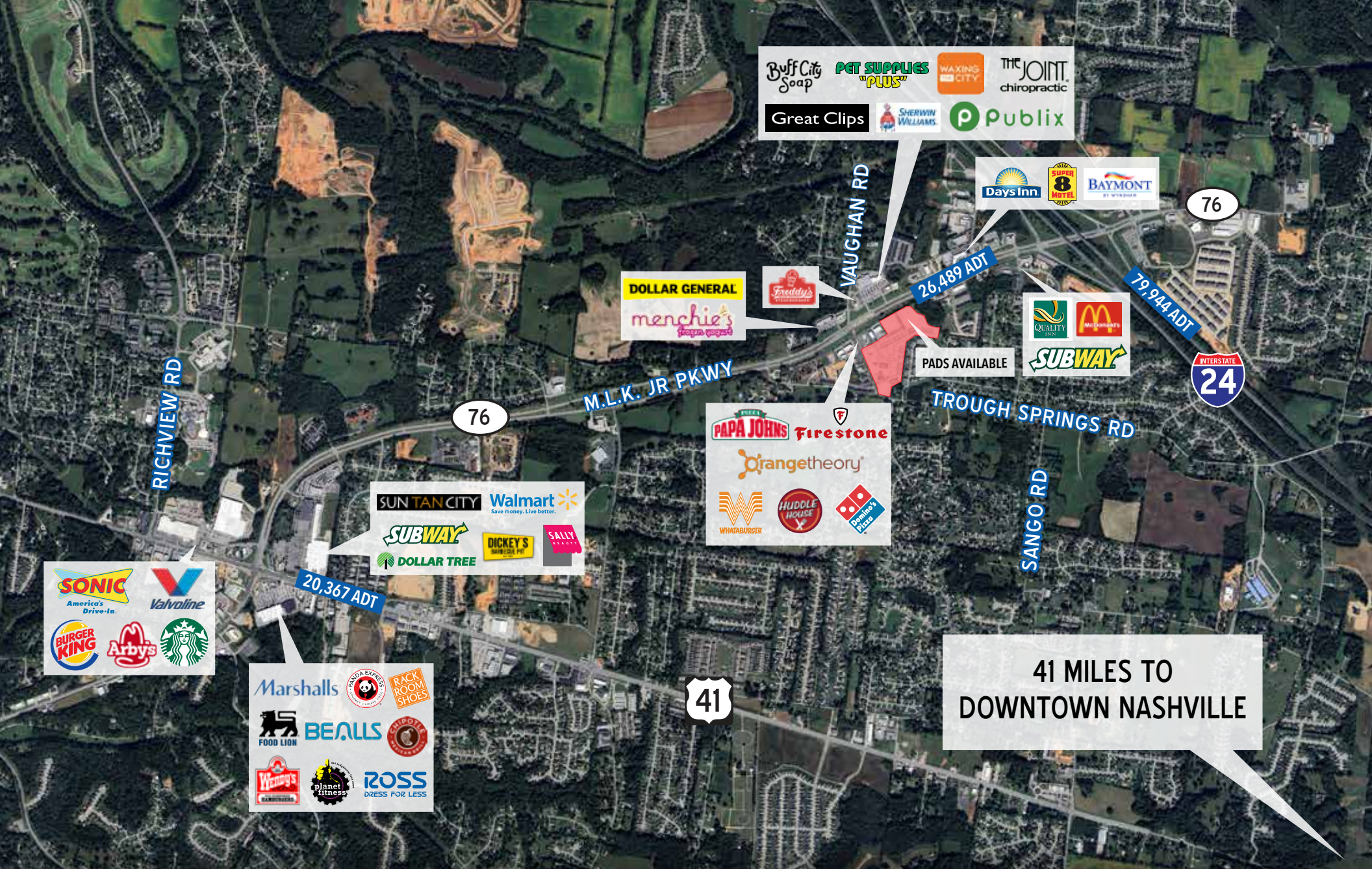
TRAFFIC COUNT
26,489



TOTAL AC
6.6

WINN WAY PADS

Baker Storey McDonald
Properties



RICHVIEW RD

VAUGHAN RD

M.L.K. JR PKWY

TROUGH SPRINGS RD

SANGO RD

76

41

76

INTERSTATE 24

Buff City Soap PET SUPPLIES "PLUS" WAXING CITY THE JOINT chiropractic
Great Clips SHERWIN WILLIAMS Publix

Days Inn SUPER 8 MOTEL BAYMONT BY WHITMAN

DOLLAR GENERAL menchie's

Fred's

QUALITY INN McDonald's SUBWAY

PADS AVAILABLE

PAPA JOHN'S Firestone
Orangetheory
WHATABURGER HUDDLE HOUSE Domino's

SUN TAN CITY Walmart
SUBWAY DOLLAR TREE DICKY'S SALLY BEAUTY

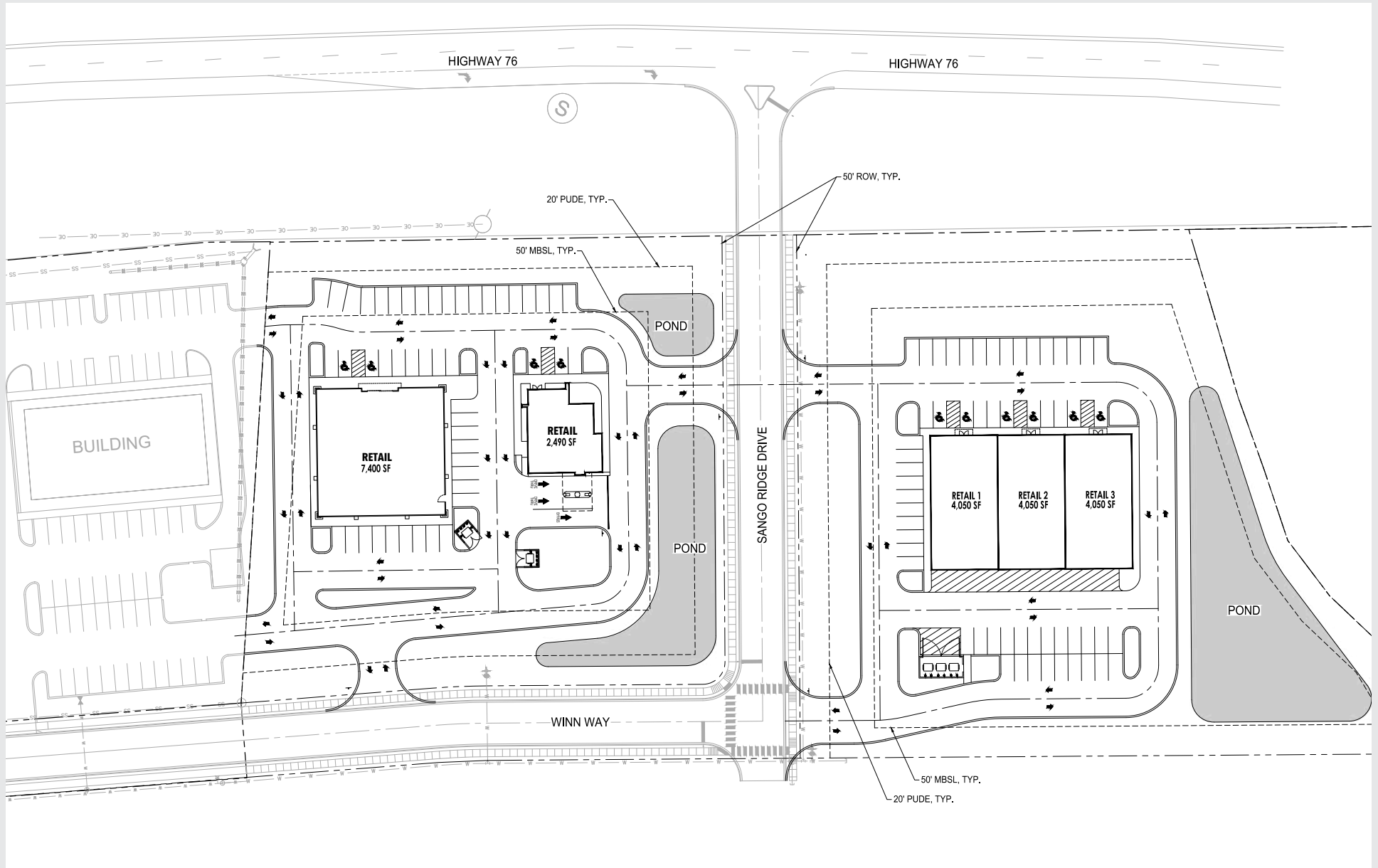
SONIC Valvoline
Burger King Arby's Starbucks

Marshalls PANDA EXPRESS RACK ROOM SHOES
FOOD LION BEALLS CRISP'S
Wendy's planet fitness ROSS DRESS FOR LESS

41 MILES TO
DOWNTOWN NASHVILLE

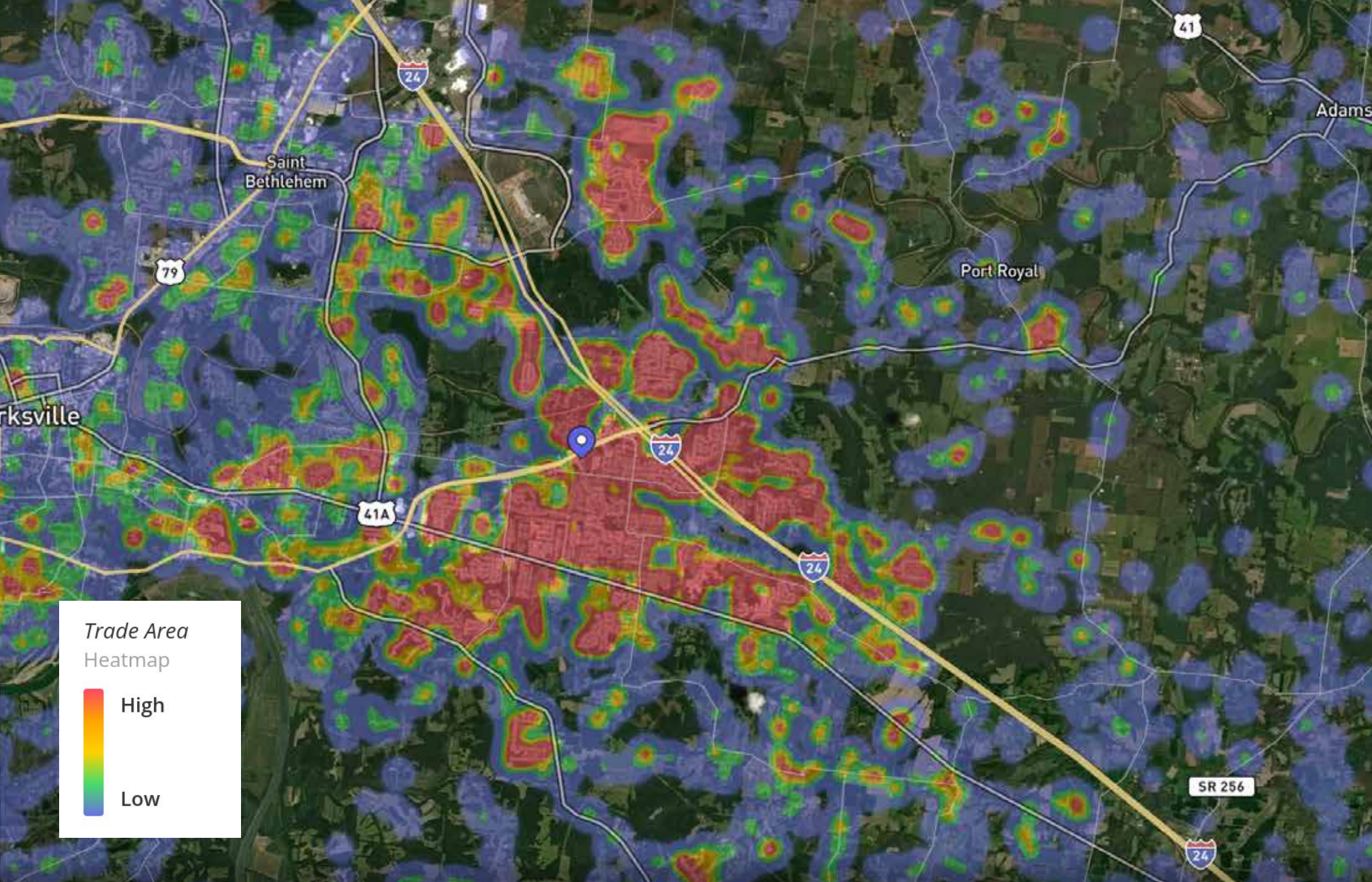
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HIGH AERIAL

Baker Storey McDonald
Properties



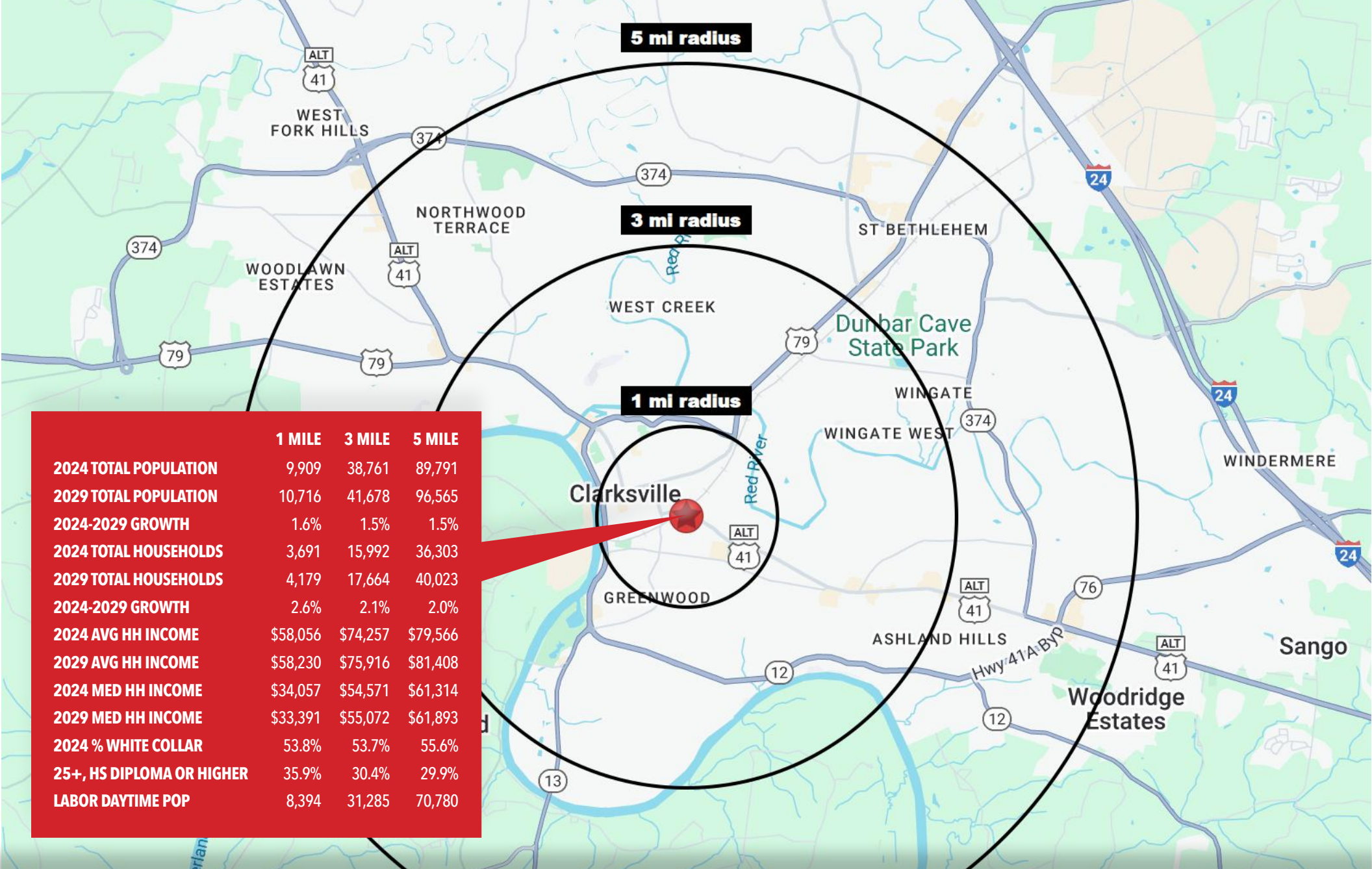
WINN WAY PADS

SITE PLAN



WINN WAY PADS
PLACER.AI TRADE AREA

Baker Storey McDonald
Properties



	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	9,909	38,761	89,791
2029 TOTAL POPULATION	10,716	41,678	96,565
2024-2029 GROWTH	1.6%	1.5%	1.5%
2024 TOTAL HOUSEHOLDS	3,691	15,992	36,303
2029 TOTAL HOUSEHOLDS	4,179	17,664	40,023
2024-2029 GROWTH	2.6%	2.1%	2.0%
2024 AVG HH INCOME	\$58,056	\$74,257	\$79,566
2029 AVG HH INCOME	\$58,230	\$75,916	\$81,408
2024 MED HH INCOME	\$34,057	\$54,571	\$61,314
2029 MED HH INCOME	\$33,391	\$55,072	\$61,893
2024 % WHITE COLLAR	53.8%	53.7%	55.6%
25+, HS DIPLOMA OR HIGHER	35.9%	30.4%	29.9%
LABOR DAYTIME POP	8,394	31,285	70,780

WINN WAY PADS

DEMOGRAPHIC SUMMARY

Baker Storey McDonald Properties has been serving Nashville, Middle Tennessee and the Central South with professional expertise in commercial retail real estate since 2002. BSMP serves the retail real estate community with the decades of experience and millions of square feet absorbed offering a unique advantage in accomplishing your retail and commercial real estate goals through tenant representation, Landlord representation, development, property management, and other real estate services.



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CONTACT FOR MORE INFORMATION

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The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.