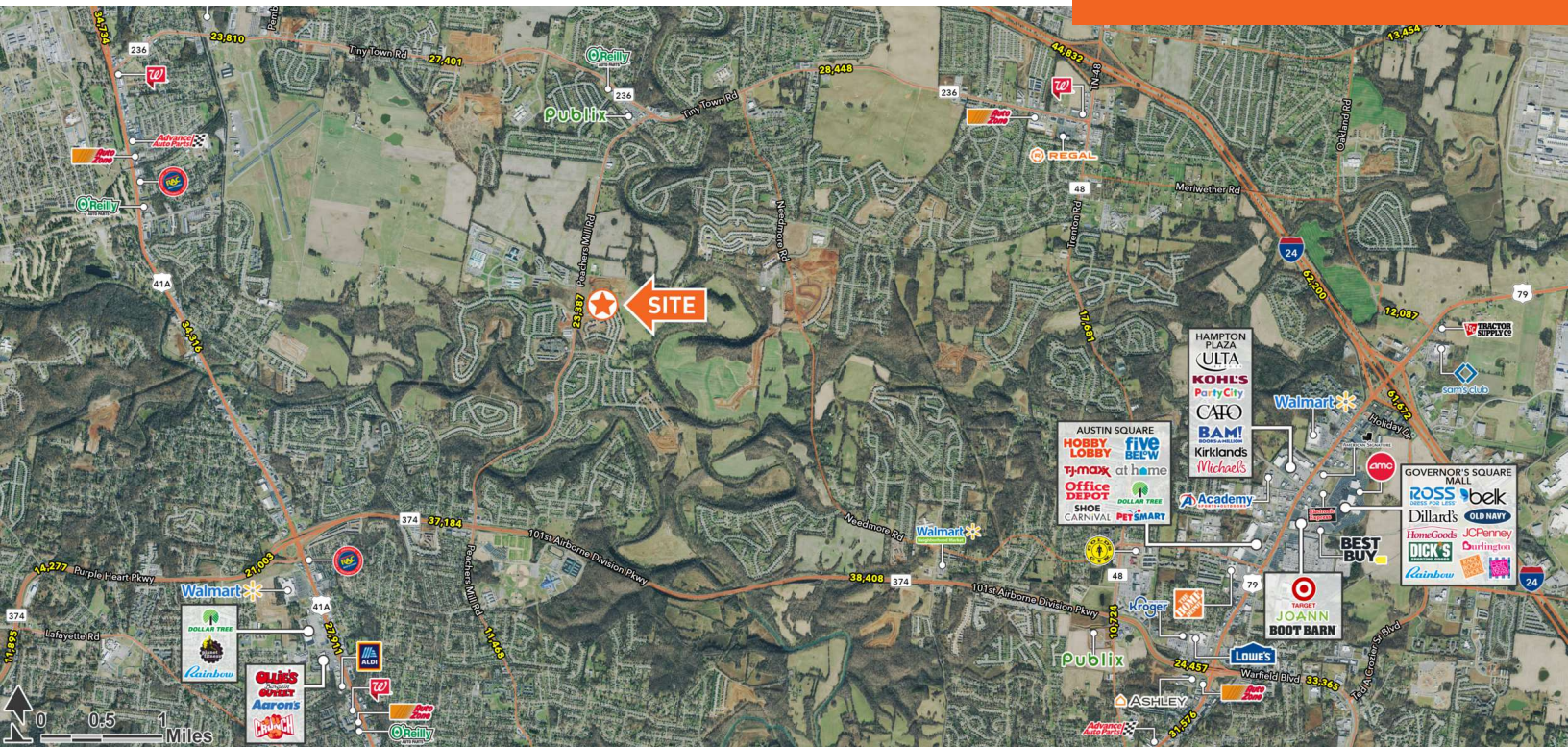


GROUND UP RETAIL DEVELOPMENT

1001 CREEK WAY, CLARKSVILLE, TN 37042

FOR LEASE



LOCATION DESCRIPTION

Clarksville is located 40 miles north of Nashville and in 2023 ranked as the fastest growing city in the state. The subject property is located in north Clarksville 3 miles from Fort Campbell Military base (Pop. 80,000). The immediate area consist of residential communities with multiple new developments planned and under construction.

PROPERTY HIGHLIGHTS

- 1,000-6,000 SF available
- Space configuration and layout flexible based on tenant needs
- Endcap drive through available
- Traffic signal approved for the intersection of Creek way and Peachers Mill
- Over 23,000 ADT on Peachers Mill Road



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	4,610	61,071	137,973
2024 Total Households	1,529	21,208	50,023
2024 Average Household Income	\$88,513	\$82,825	\$77,682



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1 FRONT ELEVATION (WEST) - DIMENSIONS
SD 2.1 | SCALE: 3/16" = 1'-0"

PEACHES MILL RETAIL

CLARKSVILLE, TN

HMH JOB NUMBER
24025

DATE
6.14.24

H M H A

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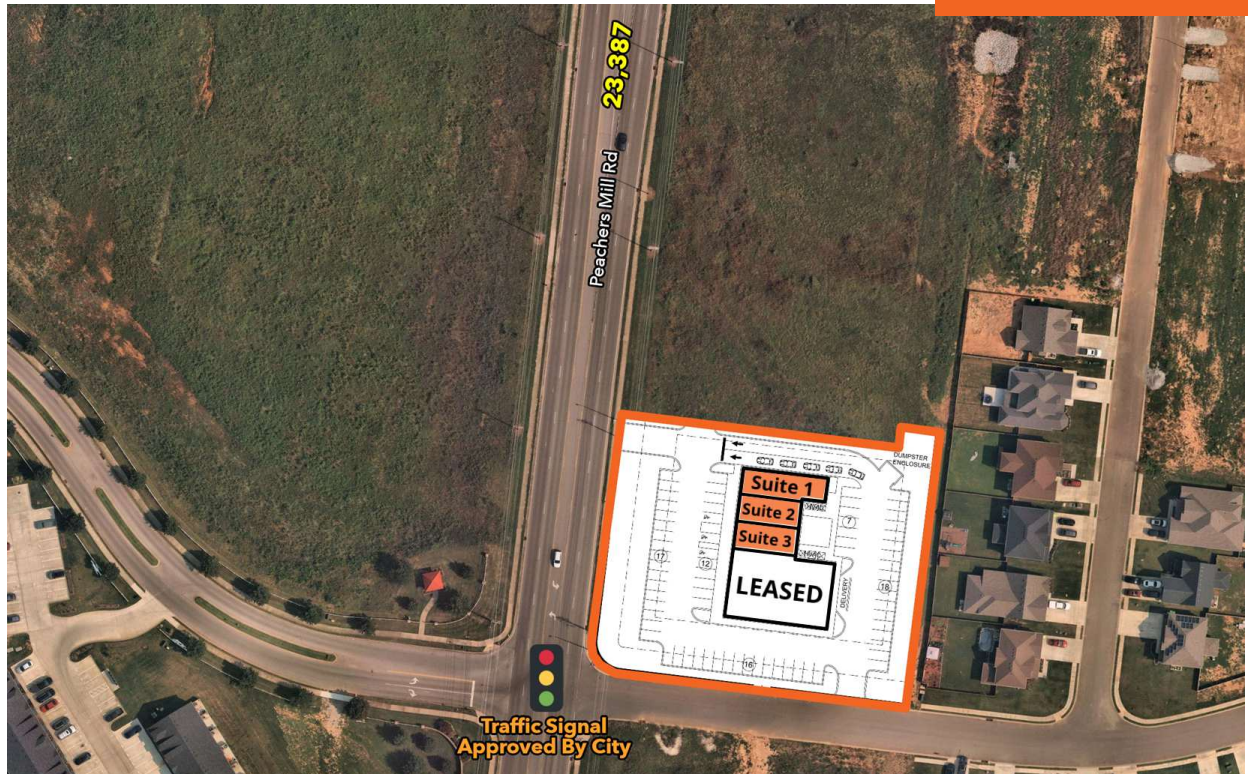
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SUITE	TENANT NAME	SPACE SIZE
Suite 1	Available	2,000 SF
Suite 2	Available	1,500 SF
Suite 3	Available	1,500 SF
Suite 4	Leased	5,890 SF



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