

# MILLAN

## ENTERPRISES

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**FOR LEASE**

**EXCELL RD. PLAZA**

**800-16,680 SQ. FT. OF RETAIL SPACE**





# PROPERTY OVERVIEW

## ADDRESS

- 2720 MADISON STREET

## NEIGHBORHOOD

- SANGO

## UNIT SIZES

- 800 - 1,340 SQ. FT.

## LEASE DURATION

- 5-YEAR MINIMUM

## POTENTIAL USE

- RETAIL, RESTAURANT, OFFICE, FLEX

## PARKING

- 99 SPACES

## PROJECTED COMPLETION

- JULY 15 - AUGUST 15, 2023

## HIGHLIGHTS

LOCATED IN THE HEART OF SANGO, CLARKSVILLE'S MOST AFFLUENT NEIGHBORHOOD.

- GREAT VISIBILITY OFF OF MADISON ST
  - EST. 22,000+ VPD (PER TDOT)
- ABILITY TO COMBINE UNITS FOR LARGER BUSINESSES
  - TWO NEW BUILDINGS IN TOTAL
  - COMBINED UNIT CAPABILITIES UP TO 13,480 SQ. FT.



# TENANT EXPENSE BREAKDOWN

## FRONT BUILDING PRICING

UNITS	SQUARE FOOTAGE PER UNIT	PRICE PER SQUARE FOOT PER YEAR	MONTHLY PRICE BREAKDOWN
END CAPS (A & L)	1,340	\$26	\$2,904
IN-LINE (B - K)	1,200	\$24	\$2,400



## ADDITIONAL EXPENSE INFORMATION

- TRIPLE NET EXPENSES PROJECTED AT \$2.20/SF/YR
  - ADDITION TO BASE RENT
  - RECONCILIATION COMPLETED ANNUALLY
- TENANT RESPONSIBLE FOR UTILITIES
- SPACES DELIVERED IN COLD DARK SHELL STATE
  - TENANT IMPROVEMENT ALLOWANCE (TIA) NEGOTIABLE

## BACK BUILDING PRICING

UNITS	SQUARE FOOTAGE PER UNIT	PRICE PER SQUARE FOOT PER YEAR	MONTHLY PRICE BREAKDOWN
M - P	800	\$18	\$1,200

# NEIGHBORING BUSINESSES



# ABOUT

ONE OF THE OLDEST CITIES OF TENNESSEE, CLARKSVILLE IS AN ACTIVE COMMUNITY THAT IS CONTINUALLY GROWING. CLARKSVILLE MAKES ITSELF AN IDEAL CANDIDATE FOR ANY NUMBER OF POTENTIAL BUSINESSES AS THE HOME TO FORT CAMPBELL - THE SECOND LARGEST U.S MILITARY BASE BY POPULATION - AND AUSTIN PEAY STATE UNIVERSITY - A PUBLIC COLLEGE WITH OVER 10,000 STUDENTS ENROLLED.



NOT ONLY IS THE PAST RICH WITH HISTORY, BUT THE FUTURE IS LOOKING BRIGHT AS WELL FOR THIS CITY. WITH AN INCREASING NUMBER OF DEVELOPMENTS BREAKING GROUND THROUGHOUT THE AREA, PROJECTIONS FOR GROWTH ARE OPTIMISTIC TO SAY THE LEAST.

INDUSTRIAL PARKS AND DISTRIBUTION CENTERS FROM AMAZON, LG, FEDEX, HANKOOK, BRIDGESTONE, AND GOOGLE ARE QUICKLY COMING TO THE AREA, AND OTHERS ARE CERTAINLY SOON TO FOLLOW.

# STATISTICS



#1 BEST PLACE TO LIVE IN AMERICA



#1 BEST PLACE TO RETIRE IN TENNESSEE



#1 YOUNGEST COUNTY IN TENNESSEE



#1 PLACE WHERE MILLENNIALS OWN HOMES



#2 HIGHEST TOURISM GROWTH



#4 NATIONAL TALENT ATTRACTION

\*STATISTICS & PROJECTIONS FROM MONEY.COM, INVESTMENT U, LEAF CHRONICLE, CLARKSVILLE NOW, AND LIGHTCAST



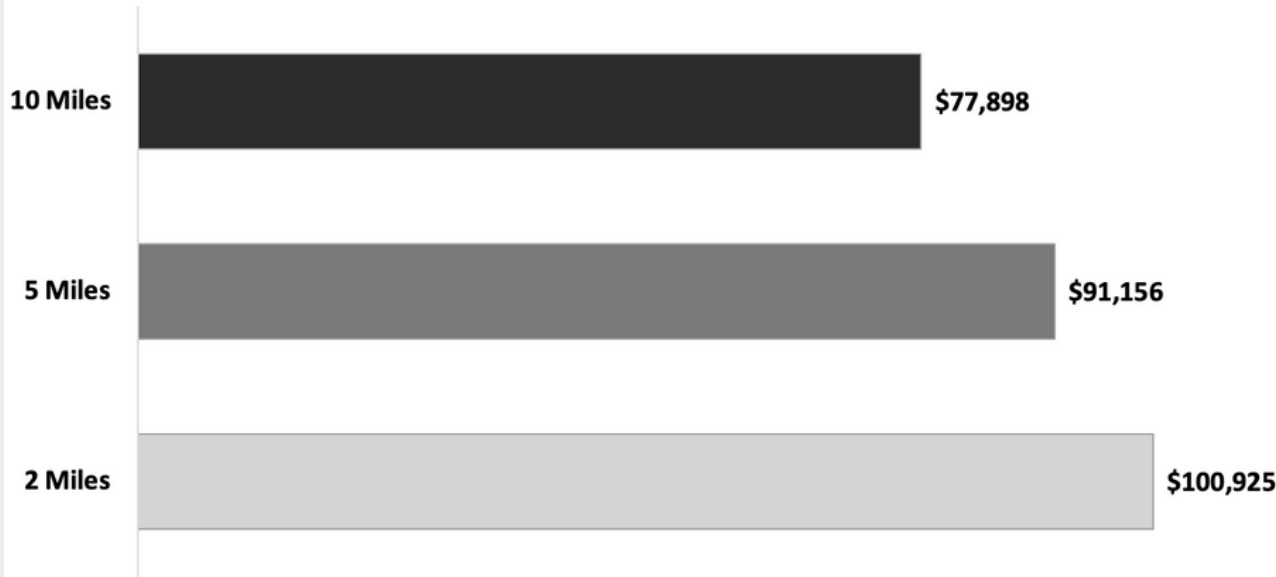
# DEMOGRAPHICS AND PROJECTIONS

## HOUSEHOLD INCOME

THE COMMUNITY OF SANGO, WHICH EXCELL RD. PLAZA IS A PART OF HAS AN AVERAGE HOUSEHOLD INCOME GREATER THAN 77.8% OF NEIGHBORHOODS IN AMERICA.

\*STATISTICS FROM CLARKSVILLE HOME SALES

## Average Household Income in Excell Plaza's Vicinity



## POPULATION

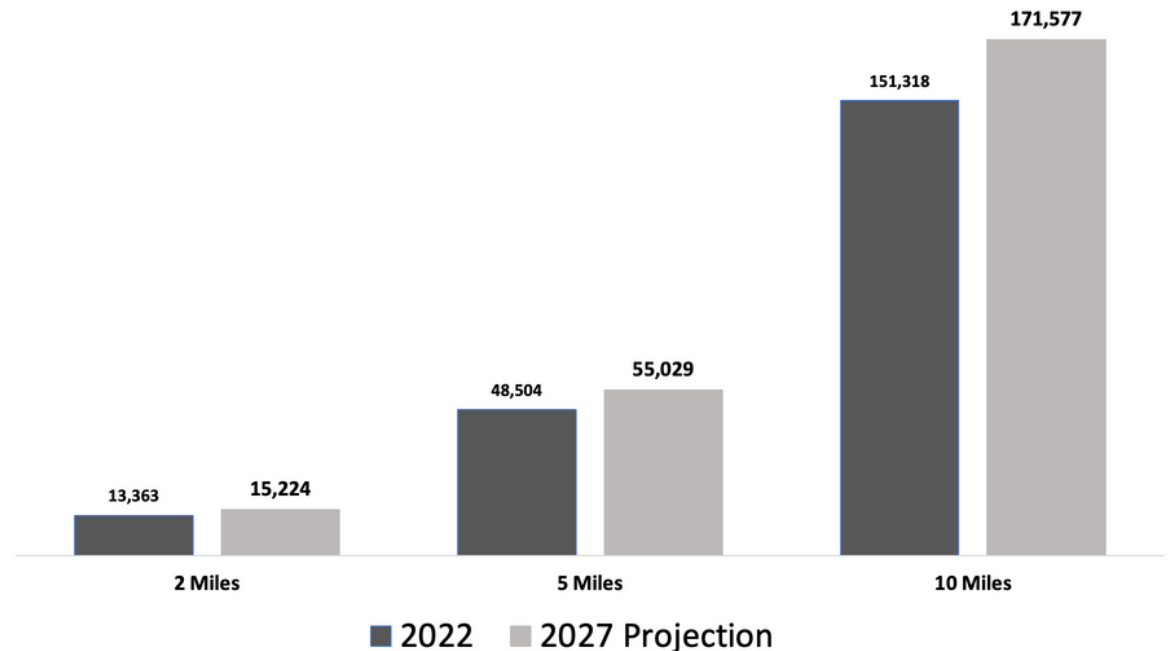
FROM 2010 TO 2020, THE CITY OF CLARKSVILLE'S POPULATION GREW BY 20.26%.

SINCE 2020, THE POPULATION HAS SEEN CONTINUED GROWTH OF 6.78% ANNUALLY.

CURRENTLY, CLARKSVILLE HOLDS THE FIFTH-LARGEST POPULATION IN THE STATE OF TENNESSEE.

\*STATISTICS & PROJECTIONS FROM WORLD POPULATION REVIEW AND CENSUS BUREAU

## Population Projections in Excell Plaza's Vicinity



\*ALL STATISTICS AND PROJECTIONS PULLED FROM COSTAR

# **ABOUT MILLAN ENTERPRISES**

FOUNDED IN 1999, MILLAN ENTERPRISES IS A RAPIDLY-GROWING, PRIVATELY-HELD FULL SERVICE INVESTMENT AND DEVELOPMENT COMPANY THAT MANAGES A DIVERSE COMMERCIAL, RESIDENTIAL, AND MULTIFAMILY HOUSING PORTFOLIO. OUR COMPANY IS GENUINELY INVESTED IN THE QUALITY AND PROFICIENCY OF OUR WORK. HIGH STANDARDS, HARD WORK, AND INTEGRITY ARE WHAT MAKE MILLAN ENTERPRISES SUCH A SUCCESSFUL, TIGHT-KNIT COMPANY.

# **ABOUT OUR COMMERCIAL TEAM**

OUR COMMERCIAL TEAM IS ONE THAT IS DEDICATED TO PUTTING THE RIGHT TENANTS IN THE RIGHT SPACES AND MAKING SURE THEIR NEEDS ARE MET TO THE BEST OF OUR ABILITIES. THE MILLAN MODEL DIFFERENTIATES ITSELF FROM MOST REAL ESTATE COMPANIES IN THE ASPECT THAT EVERY PROPERTY IS OWNED, LEASED, AND MANAGED BY THE SAME ENTITY. MAINTAINING OVER 2,000,000 SQUARE FEET OF SPACE, WE ARE HIGHLY MOTIVATED TO HELP YOU WITH ANY OF YOUR COMMERCIAL REAL ESTATE NEEDS.



# MEET THE MILLAN COMMERCIAL TEAM



**SARAH HAMILTON**  
DIRECTOR OF COMMERCIAL



**BRITTANI GRAENING**  
SENIOR PROPERTY MANAGER



**MCKENZIE SOLIS**  
PROPERTY MANAGER



**RYLAN KEAN**  
DIRECTOR OF BUSINESS DEVELOPMENT



**TAYLOR PEÑA**  
COMMERCIAL LEASING PROFESSIONAL



# **CONTACT US**

FOR ANY FURTHER INFORMATION ON THIS PROPERTY OR ANY OF OUR COMMERCIAL PROPERTIES, PLEASE CONTACT OUR  
OFFICE LINE AT (931) 538-6049, EXT. 2



## **LISTING AGENT**

**TAYLOR PEÑA**

COMMERCIAL LEASING PROFESSIONAL

TAYLOR.PENA@MILLANENTERPRISES.COM

(931)538-6049, EXT. 2

**MILLAN**  
ENTERPRISES

*Building Great Projects by Building Great People First*