

RETAIL SPACE AVAILABLE
924 PROVIDENCE BOULEVARD
CLARKSVILLE, TN 37042



PRIME VISIBILITY ON PROVIDENCE BLVD | HIGH-TRAFFIC CORRIDOR IN RAPIDLY GROWING MARKET

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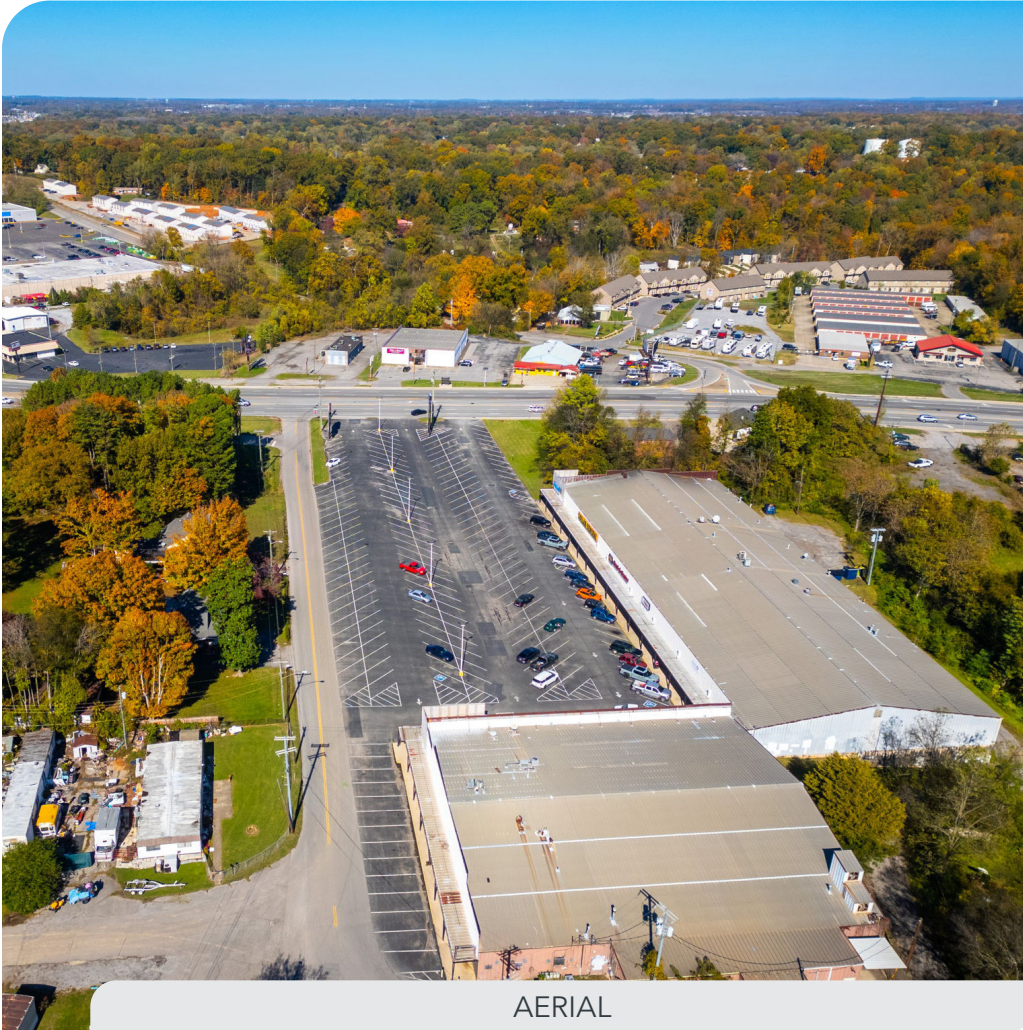
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EXECUTIVE SUMMARY

Property Type	Multi-tenant retail center
Total Building Size	43,720 SF
Land Area	4.52 Acres
Parking Ratio	6.8 Spaces per 1,000 SF
Year Built/Updates	1961 (original) - renovated 2025

AVAILABLE SPACES

Space A - 2,400 SF

- Second-generation restaurant space with grease trap in place
- \$14.00/SF/YR (MG)

Space G - 12,000 SF

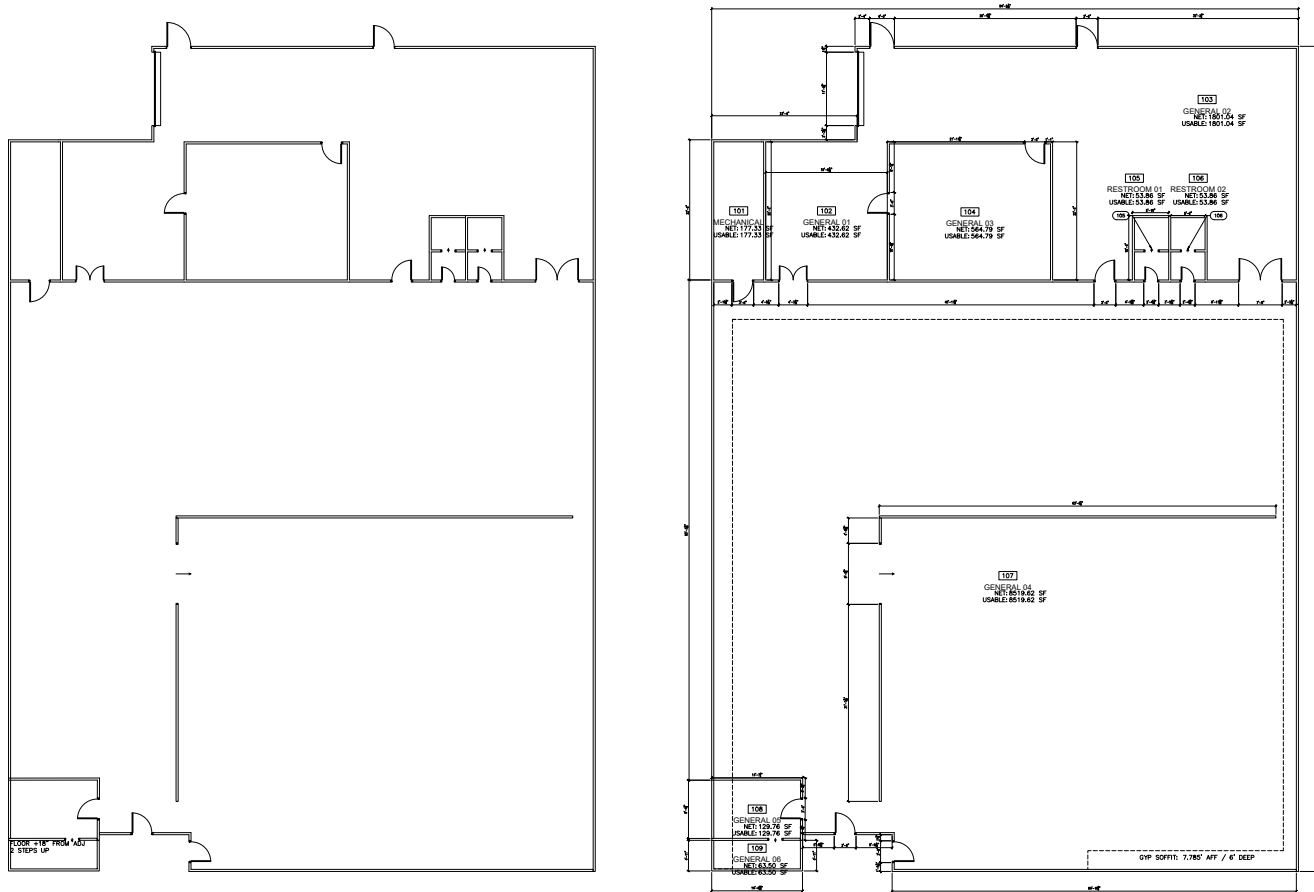
- Divisible to 4,000 SF retail bays; ideal for soft goods, fitness, or service retail.
- \$12.00/SF/YR (MG)

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SUITE G FLOOR PLAN

PROPERTY HIGHLIGHTS

Prime Location & Access

- Wide frontage and visibility off Fort Campbell Blvd and Providence Blvd
- High traffic: 40k + VPD
- Proximity to downtown Clarksville and Fort Campbell

Recent Improvements

- New parking lot and exterior paint

Anchor Tenant: Dollar General

Ample Parking

Zoning: Commercial - supports a wide range of retail and commercial uses.

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UNIT G EXTERIOR



UNIT G INTERIOR



UNIT G INTERIOR



UNIT A EXTERIOR



UNIT A INTERIOR

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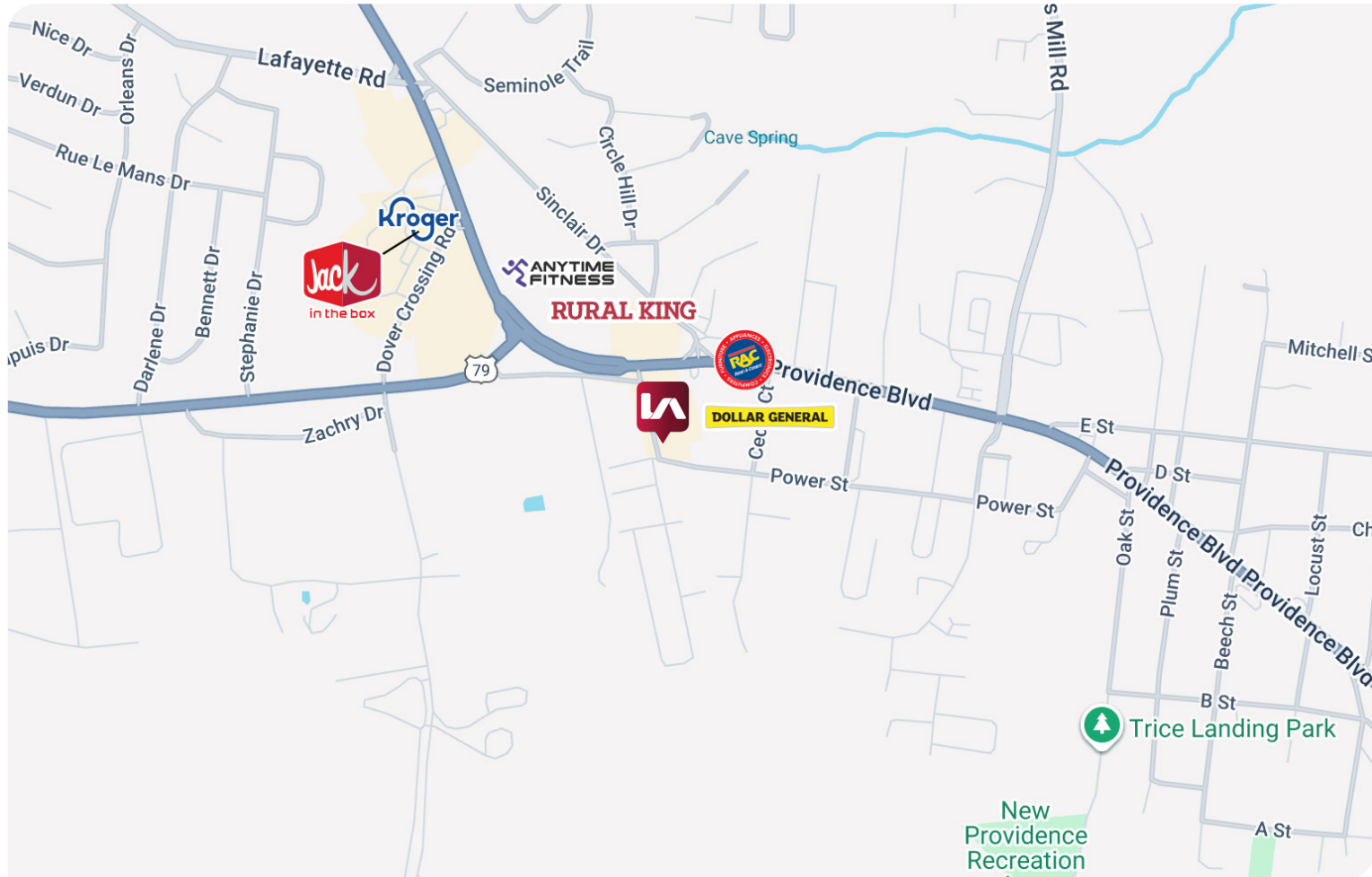
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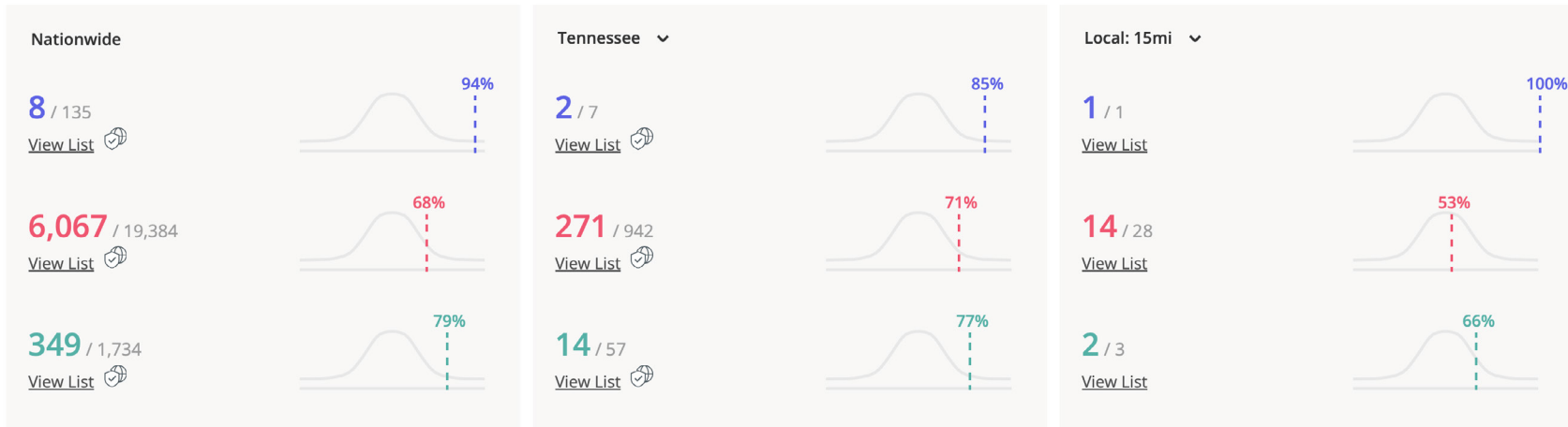
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RETAIL VIABILITY

Placer.ai Site Rankings for Area Properties

- Rural King**
Fort Campbell Blvd, Clarksville, ...
- Dollar General**
New Providence Blvd, Clarksvill...
- Rent A Center**
Providence Blvd, Clarksville, TN



Demographics

	1-MILE	3-MILE	5-MILE
Population	4,676	44,228	107,251
Median Household Income	\$38,548	\$48,215	\$54,549
Households	1,970	16,982	40,576

Demographics data provided by Esri

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