

1,466 SF RETAIL FOR LEASE

HIGH VISIBILITY IN BOOMING CLARKSVILLE, TN



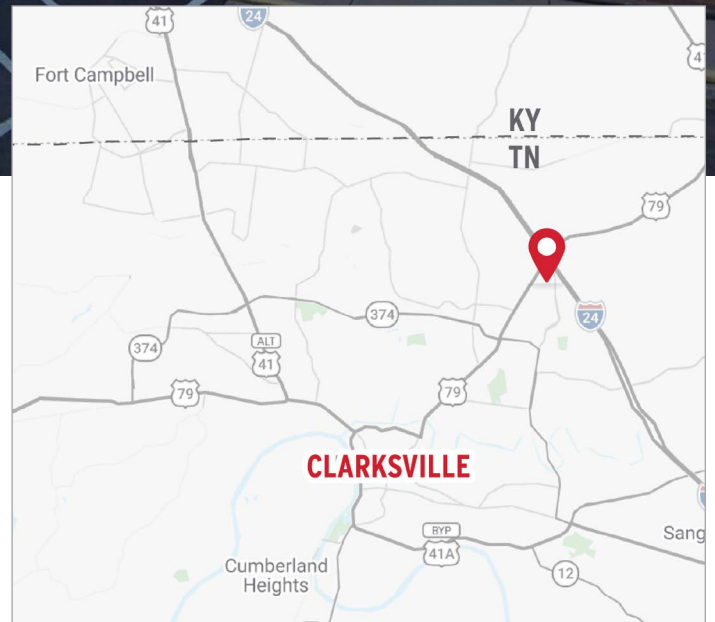
PROPERTY SUMMARY

ADDRESS 3075-B Wilma Rudolph Blvd.
Clarksville, TN 37040

SIZE 1,466 SF / Suite 3

PARKING 52 Spaces (6.5:1000)

RATE \$45.00 PSF



PROPERTY HIGHLIGHTS

FIRST VACANCY IN THE CENTER'S HISTORY

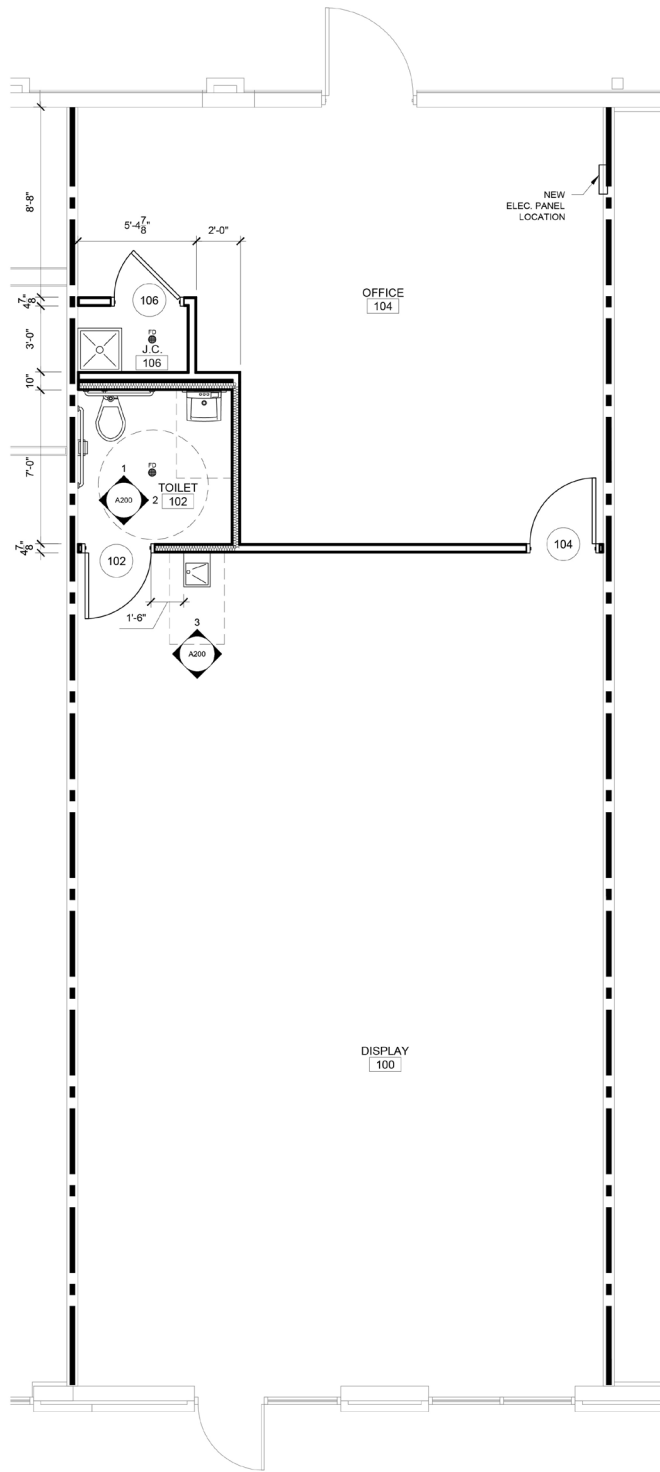
- Located on Wilma Rudolph Blvd directly across from McDonald's, between I-24 Exit 4 and Governor's Square Mall
- Anchored by Firehouse Subs and Sleep Outfitters Mattress
- Traffic Counts: 82,390 ADT on I-24 | 38,714 ADT on Wilma Rudolph Blvd

LOCATION HIGHLIGHTS

- Retail hub serving northern TN and southern KY
- Clarksville is the county seat of Montgomery County and home to Fort Campbell Army Base and Austin Peay State University
- Surrounded by national retailers including Walmart, Target, Sam's Club, and Kohl's
- Exit 4 area includes 1,600+ hotel rooms and Tennova Healthcare - Clarksville (250 beds)



FLOOR PLAN



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