

997 South Riverside Drive, Clarksville

Retail | Sale or Lease Opportunity



Property Overview



Total Property

- **Site Area:** 1.92 Acres
- **Parking Lot Lights:** Yes
- **Zoning:** C-2
- **Parking:** 250+ Spaces
- **VPD:** 32,000+ Vehicles Per Day

Office/Retail Building

- **Size:** 2,438 sqft
- **Year Built:** 1979
- **Private Offices:** 5
- **Office:** Class A office – fully furnished
- **Garages:** Three repair shop garages fully insulated with utilities

Features

Offices



Lobby



Garages



Features

Parking Lot



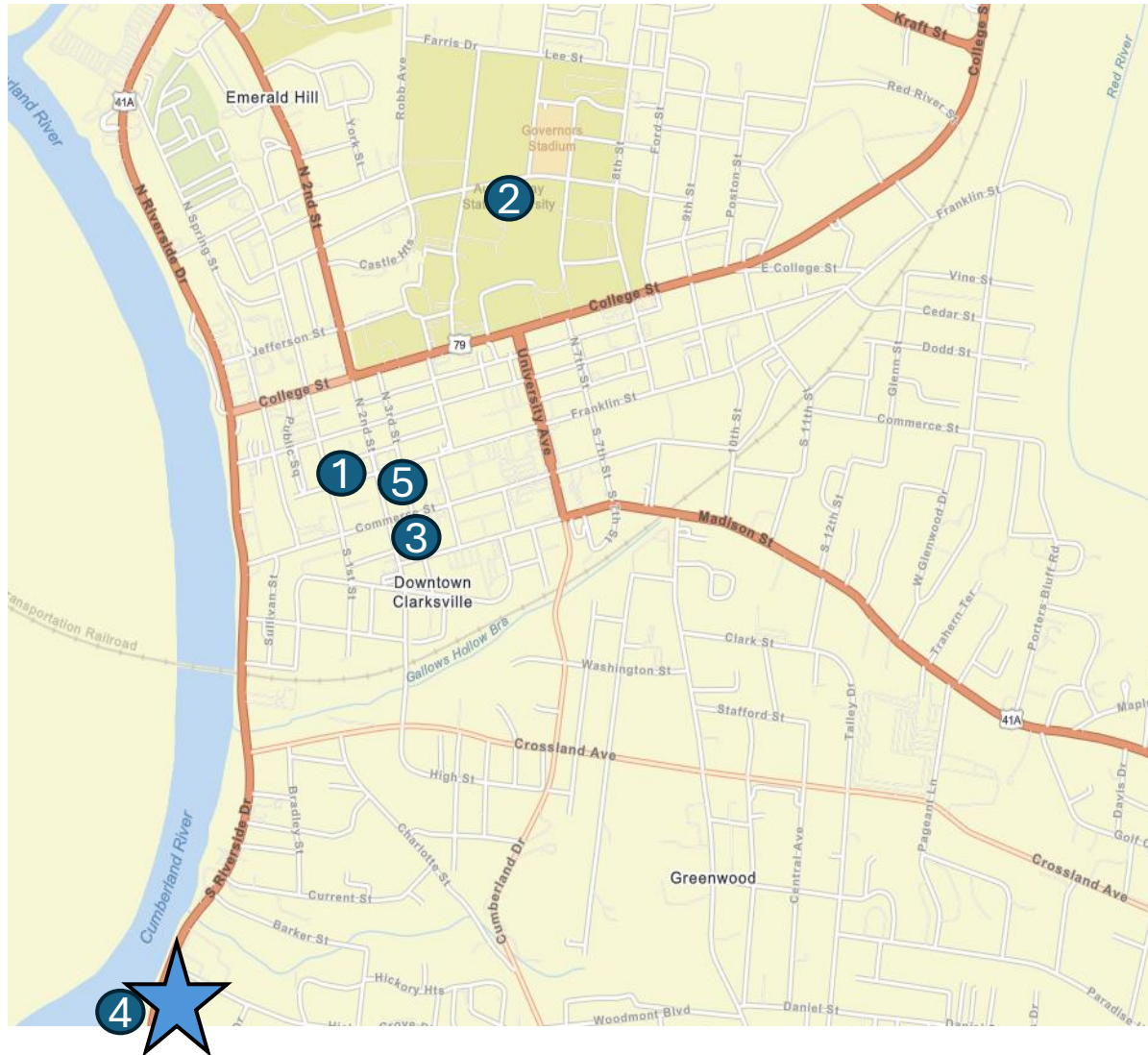
Drive Ailes



Building Exterior



Location



Accessibility:

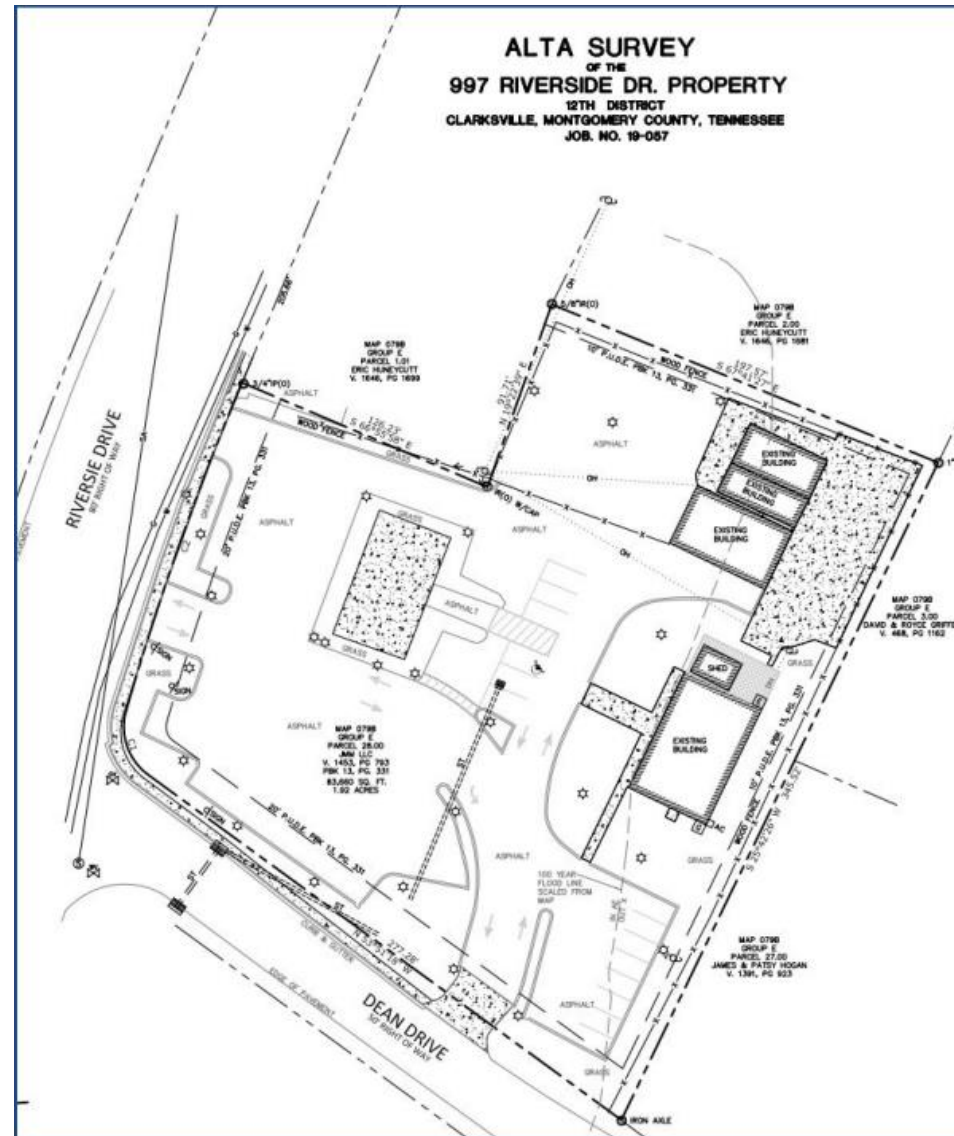
- Located in Clarksville, TN
- 3 minutes to Downtown Clarksville
- 15 minutes to Interstate 24
- 1 hour to Nashville

Demographics in 15 min radius:

- 8.5% increase in population from 2020 to 2024
 - 102k Total Population in 2024
- 81K Civilian Population Age 16+ in Labor Force
- \$65K 2024 Average Household Income

Downtown Amenities:

- (1) F&M Bank Arena
- (2) Austin Peay State University
- (3) Historic Franklin Street
- (4) Clarksville Marina
- (5) Downtown Commons



Sewer

City Sewer

Gas & Water

Clarksville Gas & Water

Electric

Three Phase Electric

Rent



Base Rent

\$7,000/month

Additional Rent

\$1,333/month

Sale Price

\$1,800,000