



Chesapeake Commons

141 Chesapeake Ln | Clarksville, TN | 37040

AVAILABLE FOR LEASE
MEDICAL OFFICE/OFFICE/RETAIL



LEASING INFORMATION

Chris Huskey | 615-481-0156 | chuskey@rrgcommercial.com

WELCOME TO CHESAPEAKE COMMONS

141 Chesapeake Ln | Clarksville, TN | 37040

The Chesapeake Commons future development offers up to 30,000 SF medical, general office, and retail space.



DESIGNED FOR YOUR COMPANY

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Property Highlights



30,000 SF FUTURE DEVELOPMENT

- Medical, general office, and retail
- 5:1000 SF ratio for medical office parking
- Pad sites available for lease



COMMERCIAL INVESTMENT

- Pre-leasing and co-ownership opportunities available
- Tenant equity participation option



ACCESS TO AREA AMENITIES

- Well-located in the heart of Clarksville's Medical District with convenient access to I-24
- Directly across the street from Vanderbilt Clarksville Hospital, a 340 bed hospital
- Ideally positioned with easy entry and egress
- More than 30 restaurants in a 3 mile radius

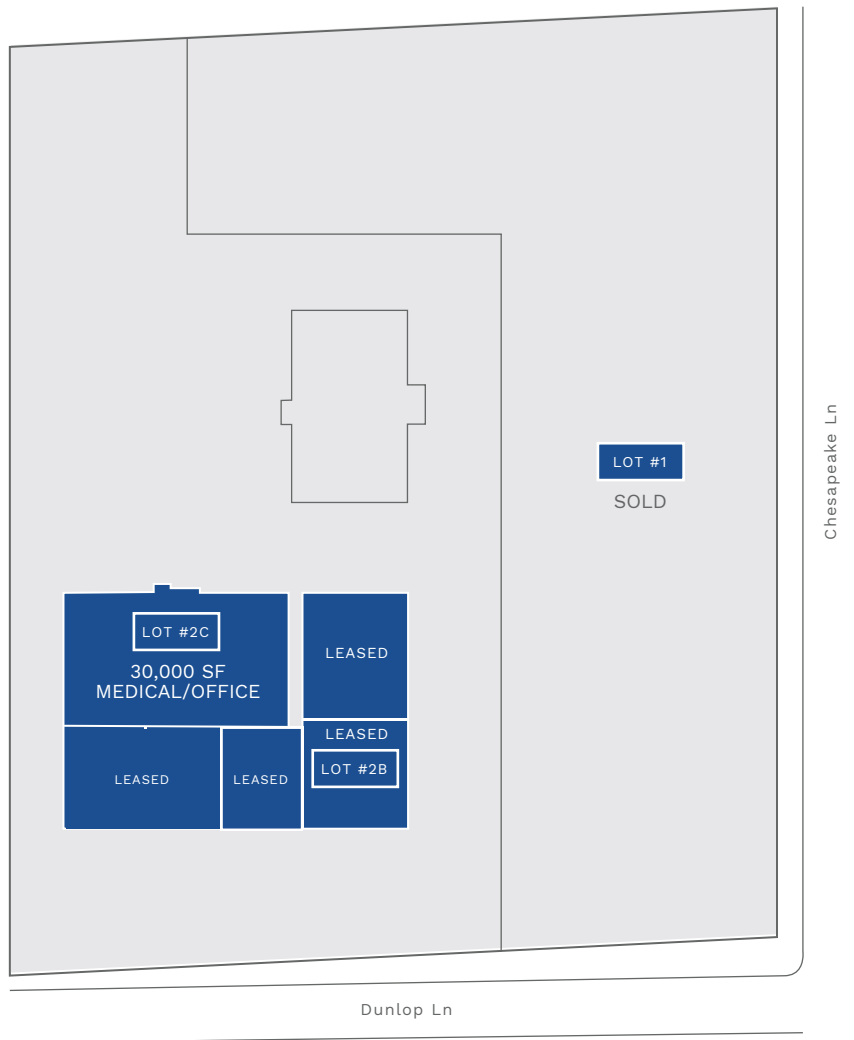


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EXPLORE PRE-LEASING OPPORTUNITIES

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Available Space

LOT #2C | 30,000 SF | NOW PRE-LEASING

- Medical or general office
- Three-story building
- 10,000 SF floors



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IN THE HEART OF CLARKSVILLE'S MEDICAL DISTRICT

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Nearby Medical & Amenities

Vanderbilt Clarksville Hospital
2 minutes - 0.5 miles

Vanderbilt Health
3 minutes - 1.4 miles

Dining
3 minutes - 0.3 miles

Clarksville (downtown)
16 minutes - 7.2 miles

Nashville (downtown)
45 minutes - 47 miles



TRAFFIC COUNTS	CARS PER DAY
Dunlop Ln	10,611
I-24	54,191
Ted Crozier Sr. Blvd	20,829

2021 CLARKSVILLE DEMOGRAPHICS
Population
2026 Population Projection
Total Households
Average HH Income

1 MILE	3 MILES	5 MILES
3,537	25,985	71,870
3,982	29,157	80,044
1,397	9,810	26,693
\$69,594	\$83,441	\$81,594



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