

## FOR LEASE

Asian Buffet: ±5,776 SF Available  
Beautifully Built-Out Restaurant Space Available  
in the Dover Crossing Shops Anchored by Kroger  
in Clarksville, TN

74-122 Dover Crossing Shops, Clarksville, TN 37042



### HIGHLIGHTS

- Asian Buffet for Lease
  - Suites 116/122 – 5,776 Square Feet
  - Asking \$12 Per SF NNN
  - Estimated Nets:
    - Taxes: \$1.30/ SF
    - Insurance: \$0.36 /SF
    - CAM: \$2.12 /SF
- Beautifully built-out space
- 2nd Generation restaurant space
- Shops anchored by a 28,852 SF Kroger
- Strategically located 2 miles from downtown Clarksville and Austin Peay University
- Situated at the intersection of Fort Campbell Blvd. & Dover Rd. and benefits from multiple points of ingress and egress and excellent traffic counts

### LIST OF CURRENT TENANTS

Kroger  
La Casa Mexican Restaurant  
Subway  
Boost Mobile  
Sam's Gyros  
Top Nails  
Fancy Beauty Supply  
Home Furnishings

### LIST OF NEIGHBORING TENANTS

Wal-Mart Neighborhood Market  
Rite Aid  
Rural King  
Price Less IGA  
Jack-In- The-Box  
Sonic  
Anytime Fitness and more

**Paul M. Myers, MPRE**  
Vice President  
C: 615.598.4848  
pmyers@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co. / CORFAC International  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026

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CHARLES  
HAWKINS CO.

## DEMOGRAPHICS / AERIAL

### DEMOGRAPHICS

|                                                                                   | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------------------------------------------------------------------|----------|----------|----------|
|  |          |          |          |
| <b>Population</b>                                                                 | 6,325    | 41,578   | 87,946   |
|  |          |          |          |
| <b>HH Income</b>                                                                  | 2,388    | 14,957   | 32,464   |
|  |          |          |          |
| <b>Households</b>                                                                 | \$43,756 | \$44,858 | \$48,167 |



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## PHOTOS



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