

TINY TOWN CENTER
605 TINY TOWN ROAD
CLARKSVILLE, TN



BUILDING 1 - FRONT ELEVATION

AVAILABLE FOR LEASE
PROPOSED JAN 2026 COMPLETION

Property Information

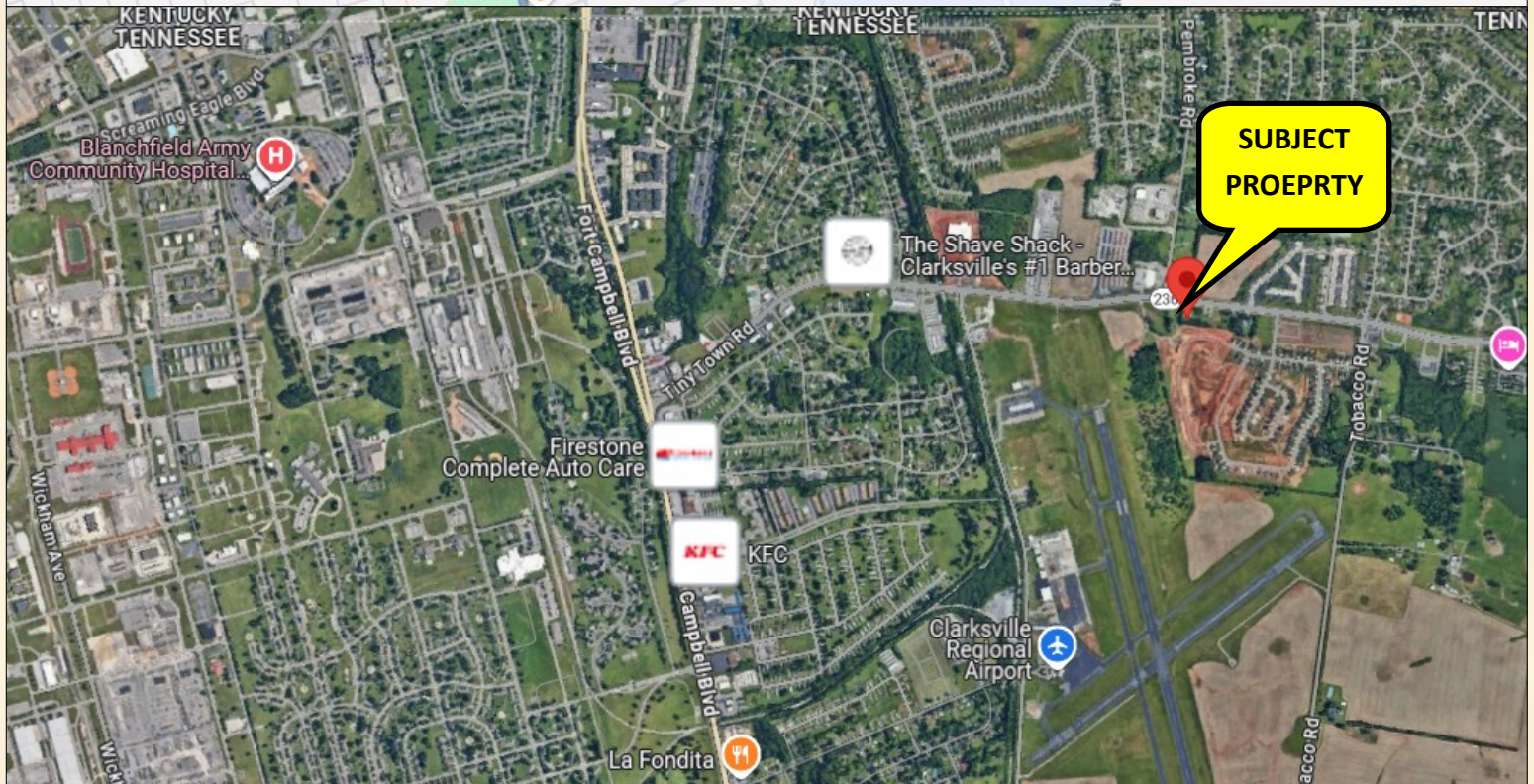
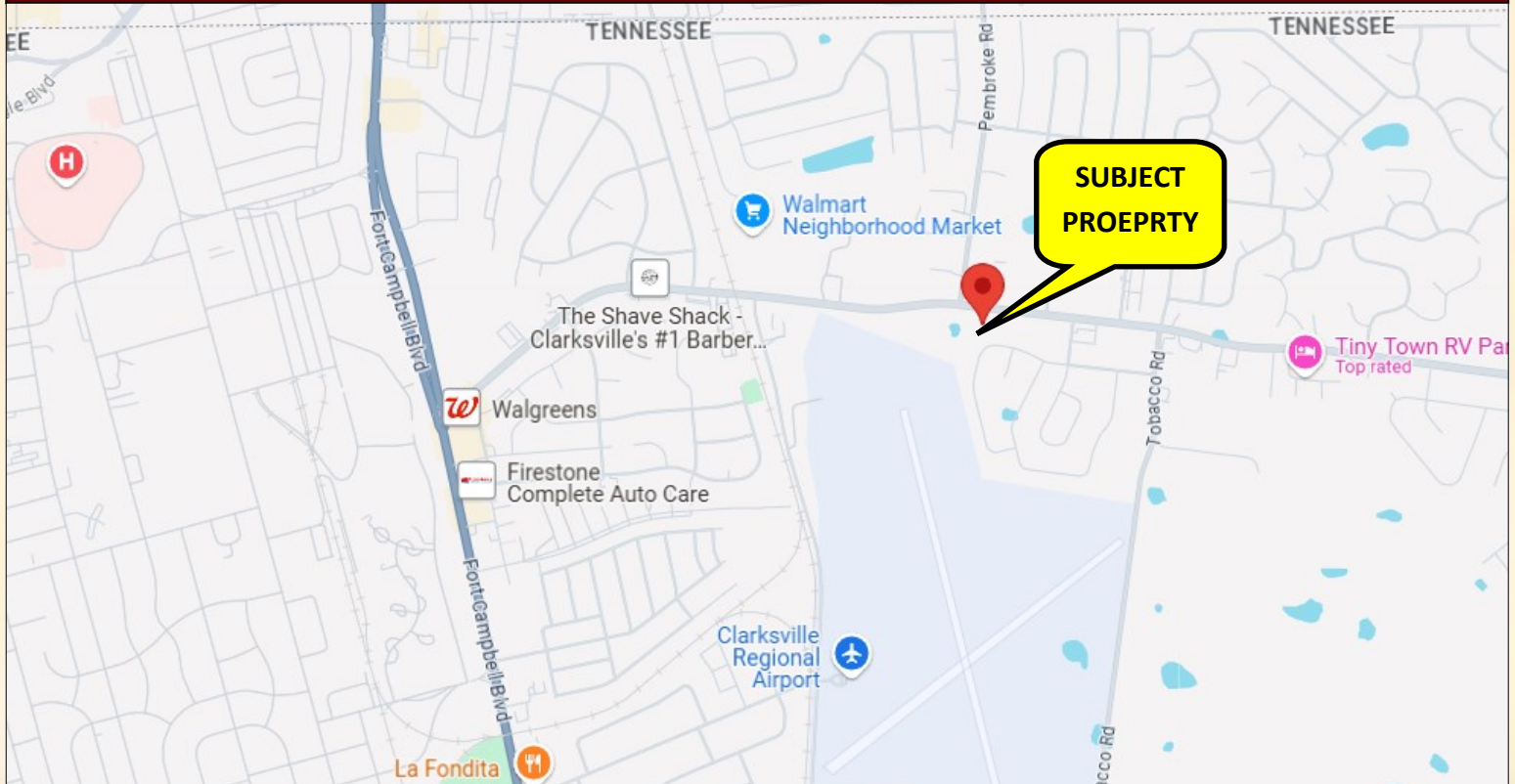
- ◆ 6,725 Sq. Ft.
- ◆ \$30 PSF + NNN
- ◆ Estimated NNN: \$6 PSF
- ◆ Traffic Count: 25,417 Tiny Town Road; 38,500 Fort Campbell Blvd
- ◆ Retail Nearby: Walmart, Storage Sense, Walgreens, McDonald's, Valvoline, Firestone, Clarksville Regional Airport
- ◆ **Demographics:**

	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	47,915	107,930	144,998
Avg Household Income:	\$69,179	\$70,487	\$74,101

Will Wegner

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Regional Map



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Trade Area Aerial



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Aerial of Site



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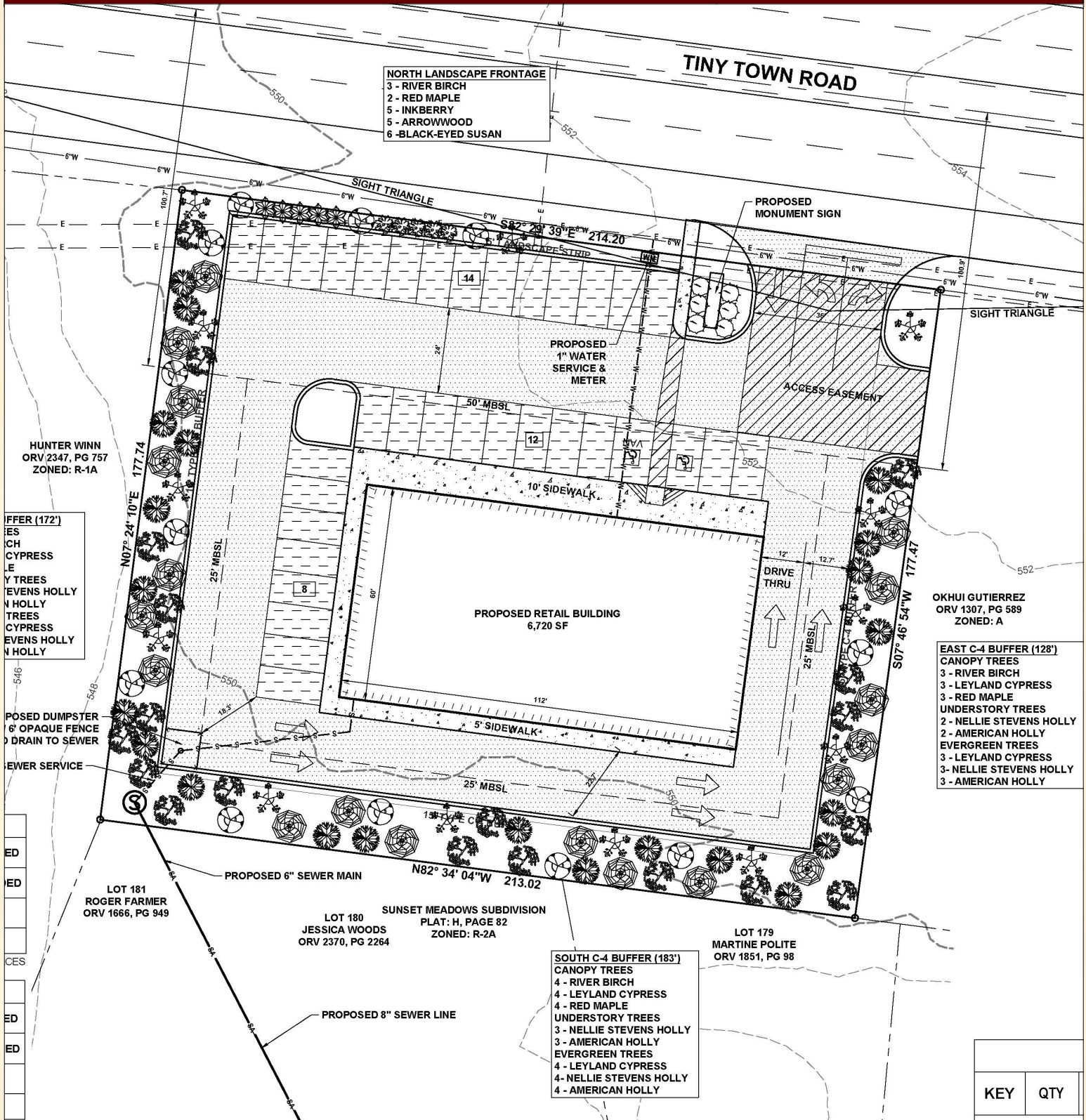
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Site Plan



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Elevations



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Demographics

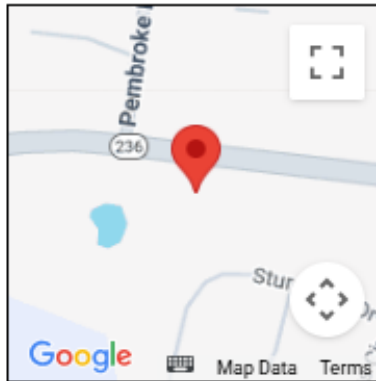


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 605 Tiny Town Road Clarksville TN

Latitude: 36° : 37' : 55"

Longitude: -87° : 24' : 51"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	32,526	63,608	82,220
Population (4/1/2010)	36,186	82,210	107,903
Population (4/1/2020)	44,862	100,151	133,998
Population (1/1/2024)	47,915	107,930	144,998
Population (1/1/2029)	51,031	115,313	155,330
Percent Growth (2024/2020)	6.81	7.77	8.21
Percent Forecast (2029/2024)	6.50	6.84	7.13
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	9,422	19,333	25,831
Households (4/1/2010)	12,225	26,680	35,973
Households (4/1/2020)	15,480	33,303	45,775
Households (1/1/2024)	17,150	37,571	51,960
Households (1/1/2029)	18,603	40,981	56,954
Percent Growth (2024/2020)	10.79	12.82	13.51
Percent Forecast (2029/2024)	8.47	9.08	9.61
GENERAL POPULATION CHARACTERISTICS			
Median Age	26.9	27.6	28.5
Male	24,200	56,159	74,944
Female	23,715	51,771	70,054
Density	1,523.6	914.0	769.6
Urban	43,903	103,528	137,340
Rural	4,012	4,402	7,658

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Oliver Smith Realty & Development Co.

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2024)	17,150	37,571	51,960
Families	12,287	26,950	37,495
Non-Family Households	4,863	10,621	14,465
Average Size of Household	2.73	2.74	2.69
Median Age of Householder	35.6	38.0	39.5
Median Value Owner Occupied (\$)	204,128	195,552	202,240
Median Rent (\$)	1,074	1,033	1,014
Median Vehicles Per Household	2.3	2.4	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	18,290	39,745	55,029
Housing, Owner Occupied	8,185	19,538	28,438
Housing, Renter Occupied	8,965	18,033	23,522
Housing, Vacant	1,140	2,174	3,069
POPULATION BY RACE			
White Alone	22,707	53,479	73,552
Black Alone	13,789	29,927	39,328
Asian Alone	1,851	3,650	4,602
American Indian and Alaska Native Alone	287	647	839
Other Race Alone	2,876	6,070	7,716
Two or More Races	6,405	14,157	18,961
POPULATION BY ETHNICITY			
Hispanic	7,496	16,223	20,657
White Non-Hispanic	20,840	49,408	68,465
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	1,220,442,896	2,785,112,591	3,987,158,958
Total Household Income (\$)	1,186,418,837	2,648,256,074	3,850,302,441
Median Household Income (\$)	60,873	61,454	63,274
Average Household Income (\$)	69,179	70,487	74,101
Per Capita Income (\$)	25,471	25,805	27,498
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	670,543	1,212,273	2,485,979
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	1,050,913.0	2,318,332.5	3,254,044.3
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	5,826	10,927	16,199
Establishments, Total (by Place of Work)	411	881	1,169
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	97	97	97
EASI Total Crime Index (US Avg=100; A=High)	87	87	89
EASI Weather Index (US Avg=100)	97	99	98
BLOCK GROUP COUNT	21	53	71

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