

CHARLES HAWKINS CO.



FOR LEASE

±4,045 SF Retail Space Available

Located in the Dover Crossing Shops Anchored by Kroger in Clarksville, TN

98 Dover Crossing Shops, Clarksville, TN 37042



HIGHLIGHTS

Reduced Rate!

- Kroger Shopping Center Anchored
- ±4,045 Square Feet
- Lease Rate: \$4,500.00 per Month MG
- Formerly a Furniture Store
- Intersection of Ft. Campbell Blvd and Dover Crossing Rd
- Strategically Located 2 miles from Downtown Clarksville & Austin Peay University
- Fort Campbell Community
- Traffic Count on Ft. Campbell Blvd: >31,000 cars per day

LIST OF CURRENT TENANTS

Kroger
Subway
All Day Vapor & Smoke
Taste City Chinese Buffet
Sam's Gyros
Fancy Beauty Supplies
Air Graphics Custom Design
Top Nails
Luna Spa



Paul M. Myers, MPRE

Senior Vice President

C: 615.598.4848

pmyers@charleshawkinsco.com

Exclusively listed by:

Charles Hawkins Co.

760 Melrose Avenue

Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

For Lease
±4,045 SF
Retail Space

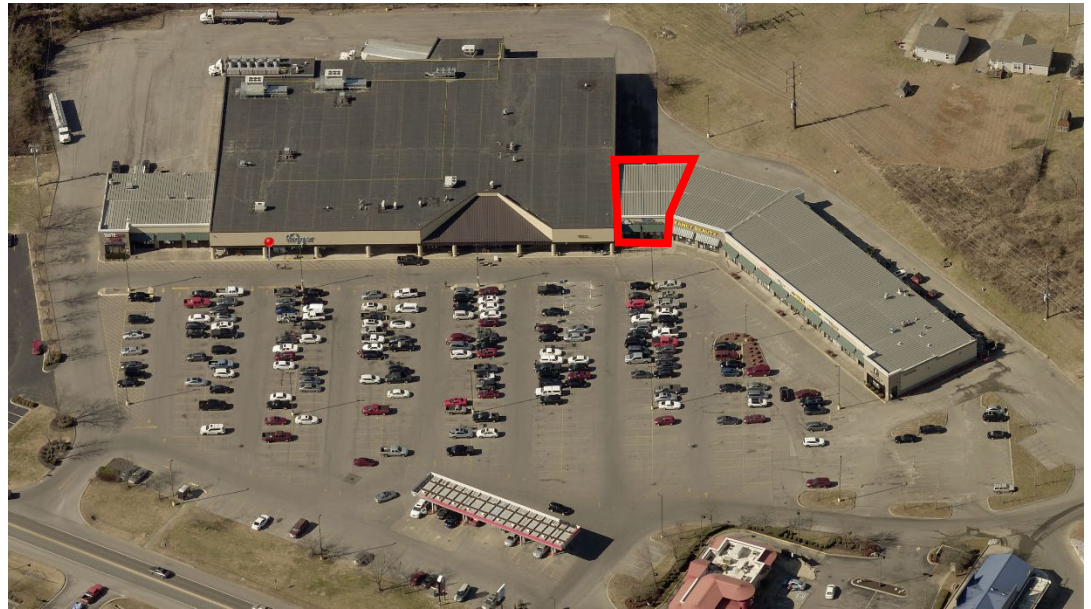
98 Dover Crossing Shops
Clarksville, TN 37042
Montgomery County

CHARLES
HAWKINS CO.

DEMOGRAPHICS / AERIAL

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
			
Population	6,587	42,837	91,155
			
HH Income	\$41,966	\$43,295	46,179
			
Number of Households	2,487	15,405	33,705



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

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