

GROCERY-ANCHORED CTR. CLARKSVILLE, TN



SITE DESCRIPTION

TN-76 & FIRE STATION ROAD
ACRES ±4.6 ACRES

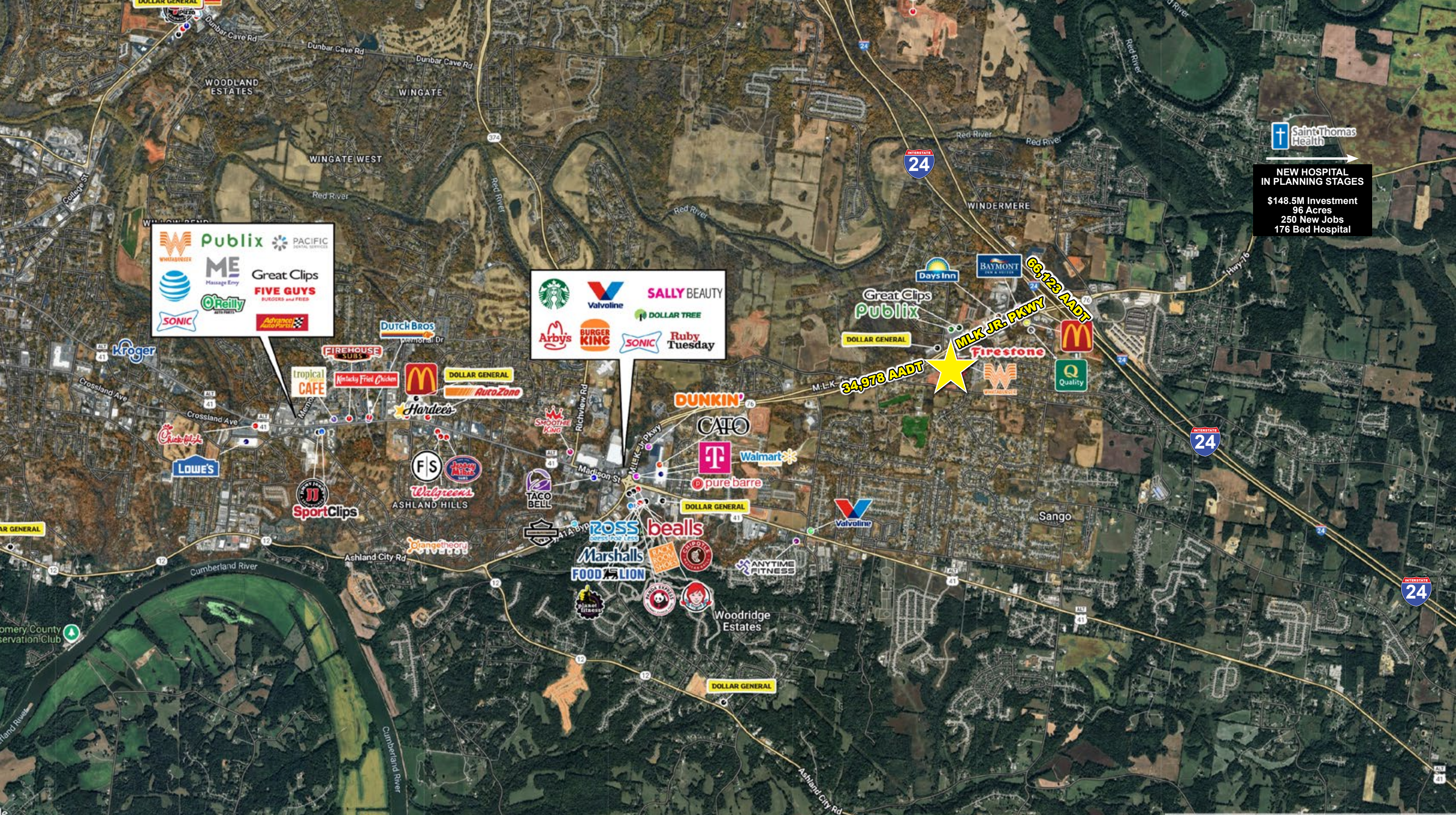
33,443 AADT MLK JR. PARKWAY (76)
66,123 AADT ON I-24

Site is located on MLK Jr. Parkway (76) which is a vital entry point to the City of Clarksville and a significant thoroughfare, intersecting with some of the city's rapidly developing areas.

Clarksville is experiencing incredible growth and boasts a thriving economic environment. Major industries contributing to the economy include healthcare and social assistance, retail trade, and manufacturing. The blend of rapid population growth and strong economic foundation positions the city as a dynamic and attractive area for business and residents.

Fort Campbell is the primary military base (and one of the largest military installations in the world) located near Clarksville and straddling the KY-TN state line. Approximately 105,000 acres across 4 counties, employing over 38,000 people, with a population of over 250,500, and a major economic impact for the surrounding areas.






**NEW HOSPITAL
 IN PLANNING STAGES**
 \$148.5M Investment
 96 Acres
 250 New Jobs
 176 Bed Hospital


66,123 AADT
 MLK JR. PKWY
 34,978 AADT
 M.L.K.

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MARKET AERIAL
 GROCERY-ANCHORED CTR. | CLARKSVILLE, TN

NUMBERS

GROCERY-ANCHORED CTR.
CLARKSVILLE, TN

POPULATION

1 MILE	3,796
3 MILE	25,879
5 MILE	55,814

HOUSEHOLDS

1 MILE	1,500
3 MILE	9,840
5 MILE	21,913

AVG. HH INCOME

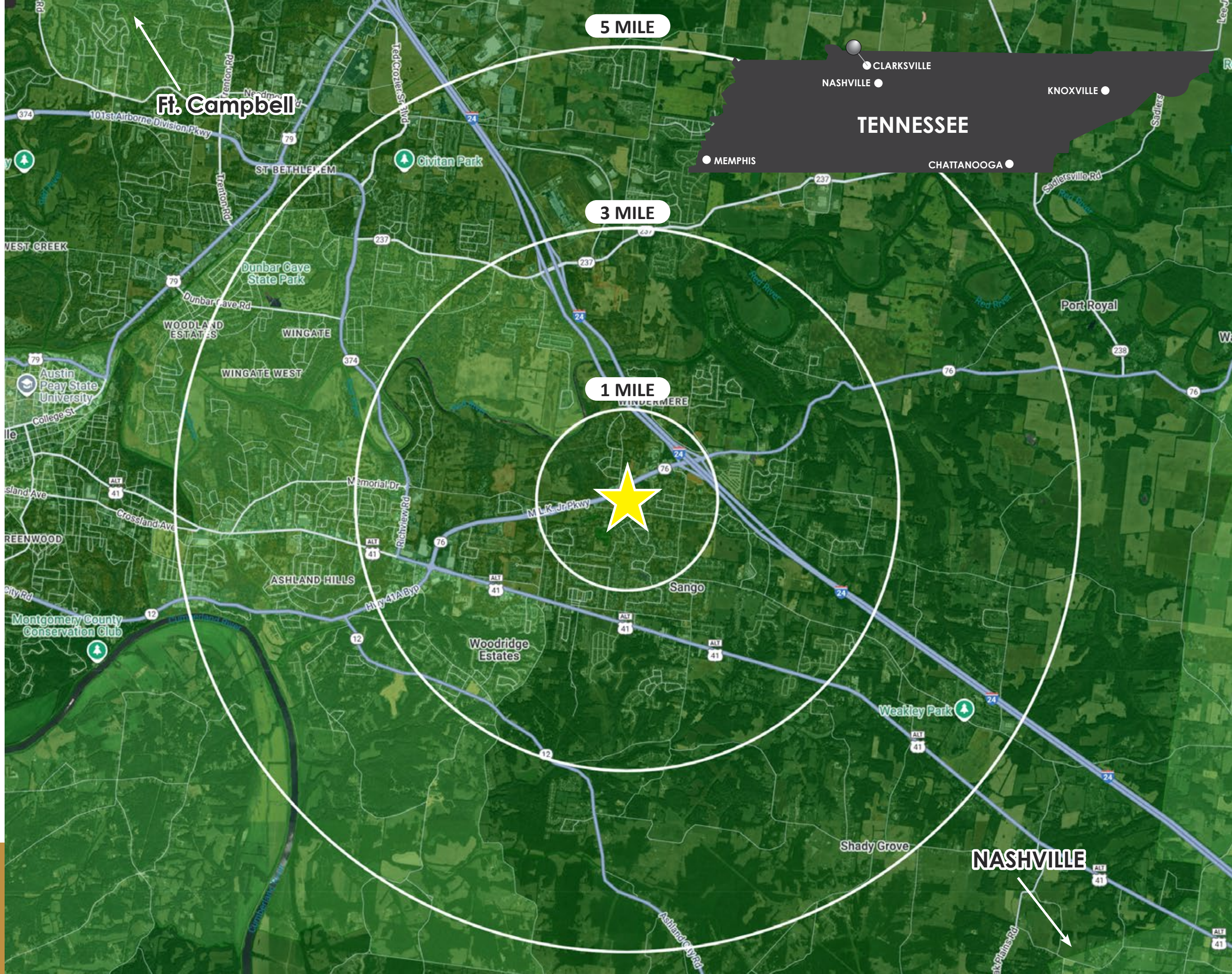
1 MILE	\$167,941
3 MILE	\$139,949
5 MILE	\$125,431

MED. HH INCOME

1 MILE	\$127,731
3 MILE	\$113,670
5 MILE	\$ 99,718

1 MILE - OTHER

College/Higher	75%
White Collar	72%
Retail Exp/Mo.	\$5,286
Median Age	41



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SITE PLAN

GROCERY-ANCHORED CTR.
CLARKSVILLE, TN

TOTALS

LAND AREA: ± 4.6 AC
GROCERY: 35,273 SF
PARKING: 194 SPACES
PARKING RATIO: 5.49/1000

GROCERY: 23,273 SF
PARKING: 117 SPACES
PARKING RATIO: 5.0/1000

SHOPS: 12,000 SF
PARKING: 77 SPACES
PARKING RATIO: 6.41/1000



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WHY CLARKSVILLE

Clarksville is one of Tennessee's oldest cities, founded at the confluence of the Cumberland and Red Rivers in 1784 before Tennessee achieved statehood. The city prospered from river trade, especially tobacco, through the 19th century.

LOCATION

40 minutes northwest of Nashville, along I-24 at the TN/KY border

POPULATION

City of Clarksville – 185,118
 Montgomery County – 244,845
 Metropolitan Area – 340,495

LARGEST PRIVATE EMPLOYERS

Hankook Tire
 LG Electronics
 LG Chem
 Amazon
 Google
 Trane
 Bridgestone
 Josten's

TOP AMENITIES

- Austin Peay State University (10,270 students)
- Fort Campbell U.S. Army Installation (101st Airborne Division, Air Assault)
- 2 rivers and 650 miles of navigable waterways
- 32 local and 2 state parks
- Historic Architecture & Historic Sites

“Best Place to Live”
 Money.com

“City Where Millennials
 are Buying Homes”
 Realtor.com

“Hottest Zip Code”
 Opendoor

DEMOGRAPHICS

CLARKSVILLE MONTGOMERY COUNTY, TN

239,879 POPULATION, EST. 2023 <small>136,417 Clarksville TN-KY MSA, CENSUS 2022</small>	300,272 PROJECTED, 2040 <small>COUNTY, UT BOYD CENTER</small>	38K CMCSS STUDENTS <small>26.4% POPULATION UNDER 18</small>
32 AVERAGE AGE <small>Statewide Average: 39</small>	38% INCOME GROWTH <small>MONTGOMERY COUNTY, SINCE 2015</small>	MOST ETHNICALLY DIVERSITY <small>CITY IN TENNESSEE, WALLET HUB 2024</small>

FORT CAMPBELL ECONOMIC IMPACT

GROWING SKILLED POPULATION

350+ SOLDIERS LEAVE THE ARMY MONTHLY	36% RETENTION RATE (STAY LOCAL)
\$11B ANNUAL ECONOMIC IMPACT <small>(2019 CERT)</small>	
\$617M VETERAN DISABILITY COMPENSATION	

RANKINGS

TOP TIER RECOGNITION

#1 BEST PLACE TO LIVE <small>MONEY.COM, SEPT. '19</small>	EDO/FDI OF THE YEAR <small>BUSINESS FACILITIES, 2022</small>	#4 TALENT ATTRACTION <small>LIGHTCAST, 2021</small>
#1 HOTTEST ZIP CODE <small>37042, OPENDOOR.COM, '22 (#13 23)</small>	#3 CITY MILLENNIAL HOMEBUYERS <small>REALTOR.COM, MARCH '19</small>	#4 METRO PROJECTS PER-CAPITA <small>SITE SELECTION, 2022</small>

INDUSTRIAL DISTRICT

GLOBAL BRAND PRESENCE

800+ AVAILABLE ACRES	3 MILES WIDE	8 MILES TALL	60+ INDUSTRY PARTNERS
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amazon Google FLORIM USA HANKOOK driving emotion Josten's LG

QUALITY OF LIFE

MORE AMENITIES. MORE VALUE.

\$371M VISITOR SPENDING <small>TOURISM ECONOMICS, 2022</small>	= \$1M PER DAY VISITOR SPENDING
TOP BOOMTOWN <small>MONEY.COM, 2024</small>	#18 CITY ON THE RISE <small>SOUTHERN LIVING, 2024</small>
650 MILES NAVIGABLE WATERWAYS	640+ ACRES PUBLIC PARKS

F&M BANK ARENA

FORD ICE CENTER IMPACT

305k VISITORS FORD ICE <small>SINCE JULY 15, 2023</small>	600+ HOCKEY GAMES <small>OVER NINE MONTHS</small>	223 PUBLIC SKATES <small>OVER NINE MONTHS</small>
88K VISITORS F&M ARENA <small>FIRST SIX MONTHS</small>	48 EVENTS, YEAR 1 <small>SINCE JULY 15, 2023</small>	27 DAYS DRESS REHEARSAL <small>OVER NINE MONTHS</small>

COMMERCIAL CORRIDOR

1-24 PLANNED COMMUNITY

69+/- ACRE

MIXED-USE DEVELOPMENT
CONFERENCE CENTER

56+/- ACRE

COMMERCIAL COORIDOR

62+/- ACRE

MULTI FAMILY DEVELOPMENTS

DIVERSE ECONOMY NEXT 5 YEARS

EXPANDING OPPORTUNITIES

\$3.9B

CAPITAL INVESTMENT
MONTGOMERY COUNTY, 2022

4,900

DIRECT NEW JOBS
ONLINE BY 2030

2,500

CONSTRUCTION JOBS

1,600

INDUCED JOBS

\$5B

CONSTRUCTION
OVER 5 YEARS

=

50

\$100M PROJECTS



RIVERVIEW SQUARE

PROJECT UPDATE

45K

SQ. FEET
RETAIL PLAZA /CIVIC SPACE

156

KEY HOTEL
HILTON DOUBLE TREE

540

SPACE
PARKING STRUCTURE

PLACE-BASED DEVELOPMENT

I-24 CORRIDOR & DOWNTOWN

\$1.1B

NEW INVESTMENT
(RDD & I-24 Corridor)

100%

COMMITTED RDD
Civic, Vulcan, Turnbridge/River
Districts

\$2.5M

GREENWAY EXPANSION
Grant funded

1,000

HOUSING UNITS
Downtown



CLARKSVILLE DEVELOPMENT

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