

MEDICAL / OFFICE SPACE FOR LEASE

141 HILLCREST DR | CLARKSVILLE, TN



Property Overview

Single Tenant Building

22,740 RSF + 2,457 SF Basement

3.27 Acre Lot

C-5 Zoning

129 Parking Spaces / 5.7 per 1,000 SF ratio

Covered drop off area

Adjacent to the Surgery Center of Clarksville

For Lease: Medical/Office/Retail Use

Existing Building

- Orthopedic clinic build out
- Previously occupied by Tennessee Orthopaedic Alliance (TOA)

Additional Uses

- C-5 zoning - Highway and Arterial Commercial District
- Broad range of permitted commercial uses

PROPERTY PAGE



Clarksville Planned Hospital Expansions



Over \$1 billion in healthcare investments underway to meet the region's growth and healthcare demand:

1. HCA TriStar Health

Approved to build a \$286 million, 68-bed acute care hospital in Clarksville (expandable to 224 beds) with services including ICU, labor & delivery, Level II NICU, cardiac cath labs, imaging and dialysis.

2. Vanderbilt University Medical Center (VUMC)

Announced it will acquire full ownership of Tennova Healthcare-Clarksville (currently a 270-bed hospital) from Community Health Systems, Inc. for ~\$600 million.

3. Ascension Saint Thomas

Approved to develop a \$148.5 million full-service hospital anchored in a 96-acre health campus (44 beds initially, expandable to 132). It will include emergency care, inpatient/outpatient surgery, cardiology, oncology, women's health and orthopaedics.

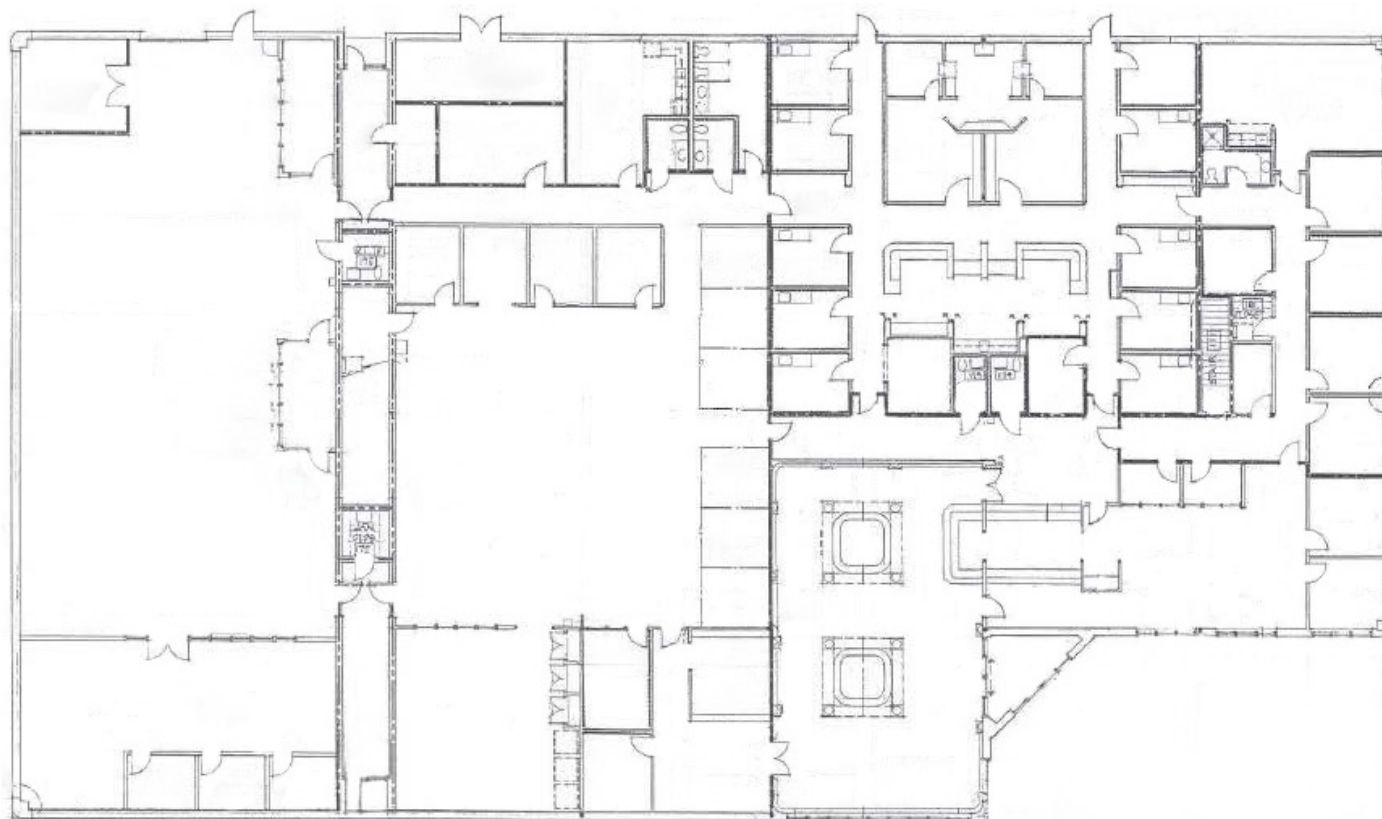
Available Space

Entire Building 22,740 RSF + 2,457 SF Basement

Built out as an orthopedic clinic including:

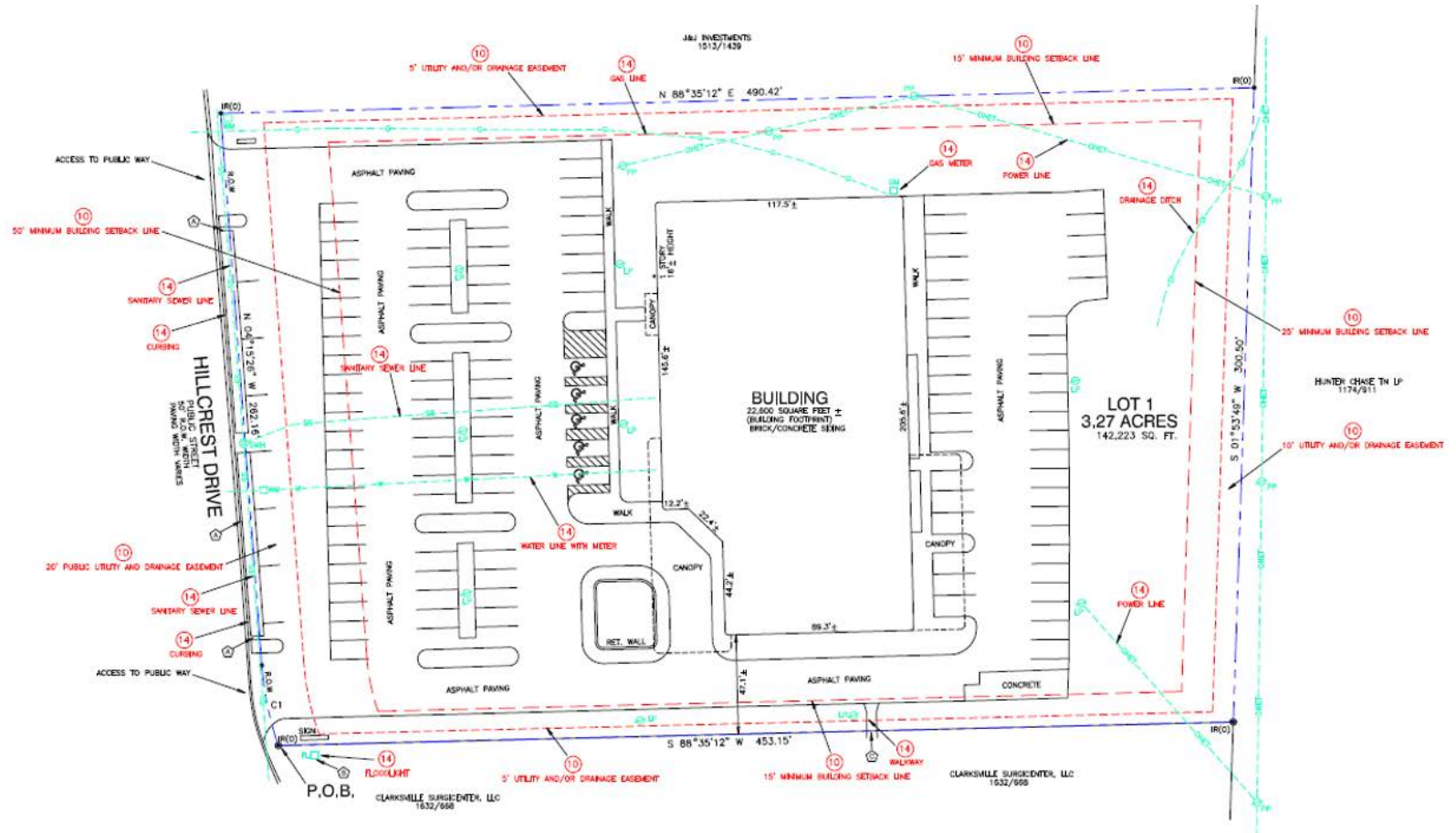
- Exam/treatment rooms
- MRI/Imaging
- Physical Therapy / Occupational Therapy
- Previously occupied by Tennessee Orthopaedic Alliance (TOA)

VIRTUAL TOUR

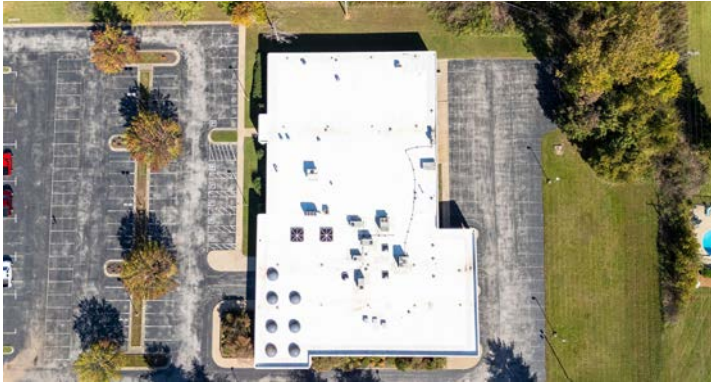


Site Plan

- 3.27 Acre Lot
- 129 Parking Spaces
- C-5 zoning: Highway and Arterial Commercial District
- Potential ground lease opportunity



Gallery



Demographics

	2 MILES	5 MILES	10 MILES	INSURANCE MIX (5 MILES)	
2020 Population	14,690	72,387	195,654	Employer Paid	45%
2024 Population	15,678	81,253	219,483	Medicaid	13%
2029 Population Projection	18,318	95,553	258,114	Military	9%
Annual Growth 2020-2024	1.7%	3.1%	3.0%	Direct	6%
Annual Growth 2024-2029	3.4%	3.5%	3.5%	Medicare	4%
				Multiple	23%



MEDICAL / OFFICE SPACE FOR LEASE
141 HILLCREST DR | CLARKSVILLE, TN

CARLA BACA

cbaca@sagemontre.com
636.236.8876