

FOR LEASE

Reduced Rate

2 Retail Suites Available

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

74-122 Dover Crossing Shops, Clarksville, TN 37042



HIGHLIGHTS

- Two Suites Available in the Dover Crossing Shops
- Suite 86 - 1,400 Square Feet
 - **Reduced Rate: \$13.50 Per SF NNN**
 - Estimated Nets:
 - Taxes: \$1.26/ SF
 - Insurance: \$0.33 /SF
 - CAM: \$1.87 /SF
- Suite 88 - 1,400 Square Feet
 - **Reduced Rate: \$13.50 Per SF NNN**
 - Estimated Nets:
 - Taxes: \$1.26/ SF
 - Insurance: \$0.33 /SF
 - CAM: \$1.87 /SF
- Shops anchored by a 28,852 SF Kroger
- Strategically located 2 miles from downtown Clarksville & Austin Peay University
- Situated at the intersection of Fort Campbell Blvd. & Dover Rd. & benefits from multiple points of ingress and egress & 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

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Exclusively listed by:

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For Lease
2 Retail Suites
Retail Space

74-122 Dover Crossing Shops
Clarksville, TN 37042
Montgomery County

CHARLES
HAWKINS CO.

DEMOGRAPHICS / AERIAL

DEMOGRAPHICS

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



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