

PROPERTY OVERVIEW

Situated in the heart of the rapidly expanding commercial hub of Clarksville, Tennessee, Sango stands out as a desirable property hot spot. Its flourishing high-income demographic and direct access to the bustling Interstate 24 makes it an optimal locale for commercial retail endeavors. Excell Road Plaza, a sleek contemporary strip center, not only embodies this potential but raises the bar. Housing two distinct buildings, it offers a total of fifteen versatile units. Nestled at the bustling junction of Excell Rd and Madison St, the site boasts high footfall and unrivaled roadside visibility. With a generous parking ratio of 6/1,000 SF, the units are delivered in a cold, dark shell state, offering a blank canvas for potential tenants. A Tenant Improvement Allowance (TIA) is also available, with rates open for negotiation. For further inquiries and pricing information, please reach out to our dedicated leasing office at 931-538-6049, ext. 2.



EXCELL ROAD PLAZA

••• HIGHLIGHTS •••

- I-24 Access
- Great high-visibility location
- 22,000+ passing vehicles per day

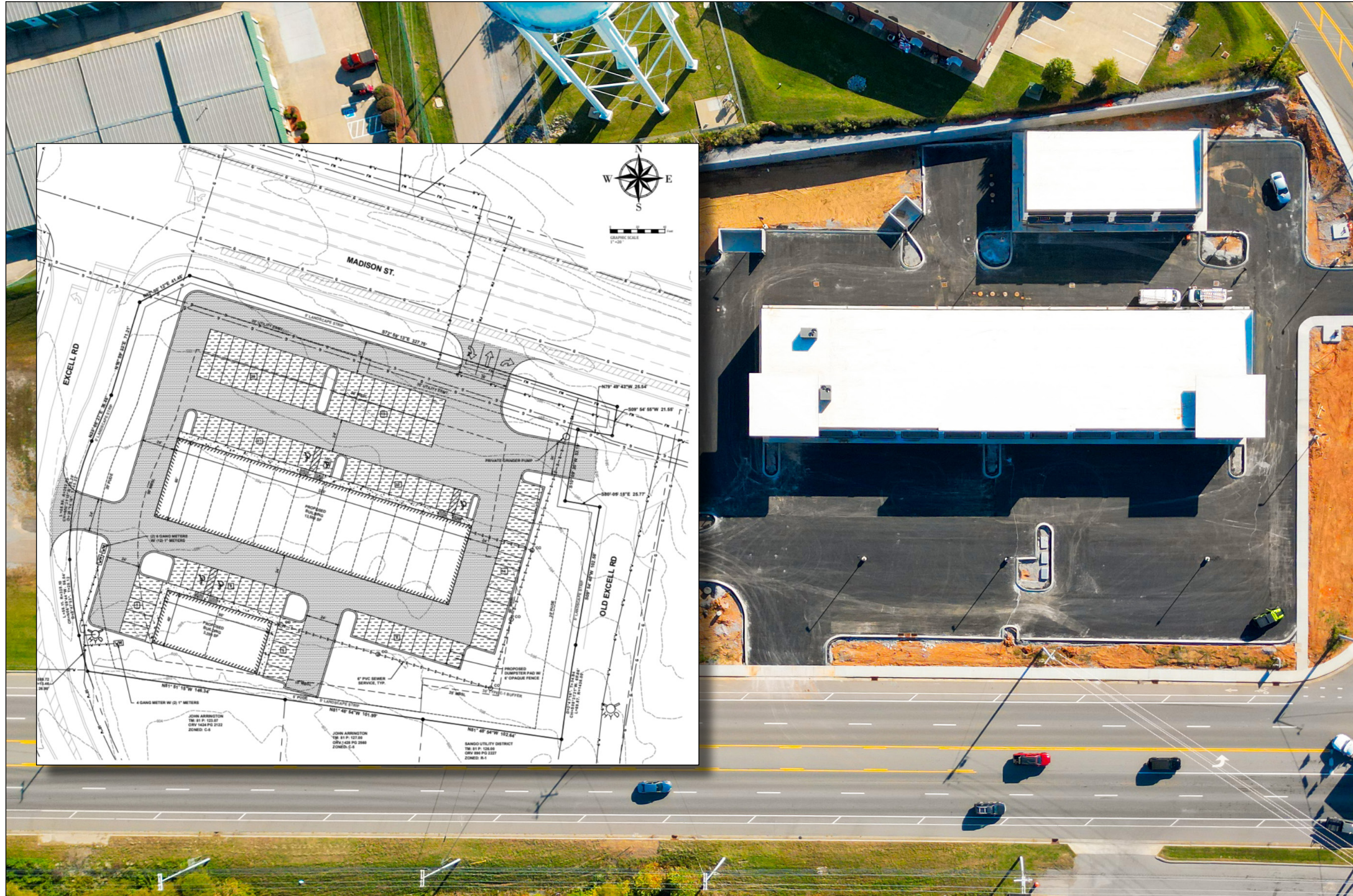
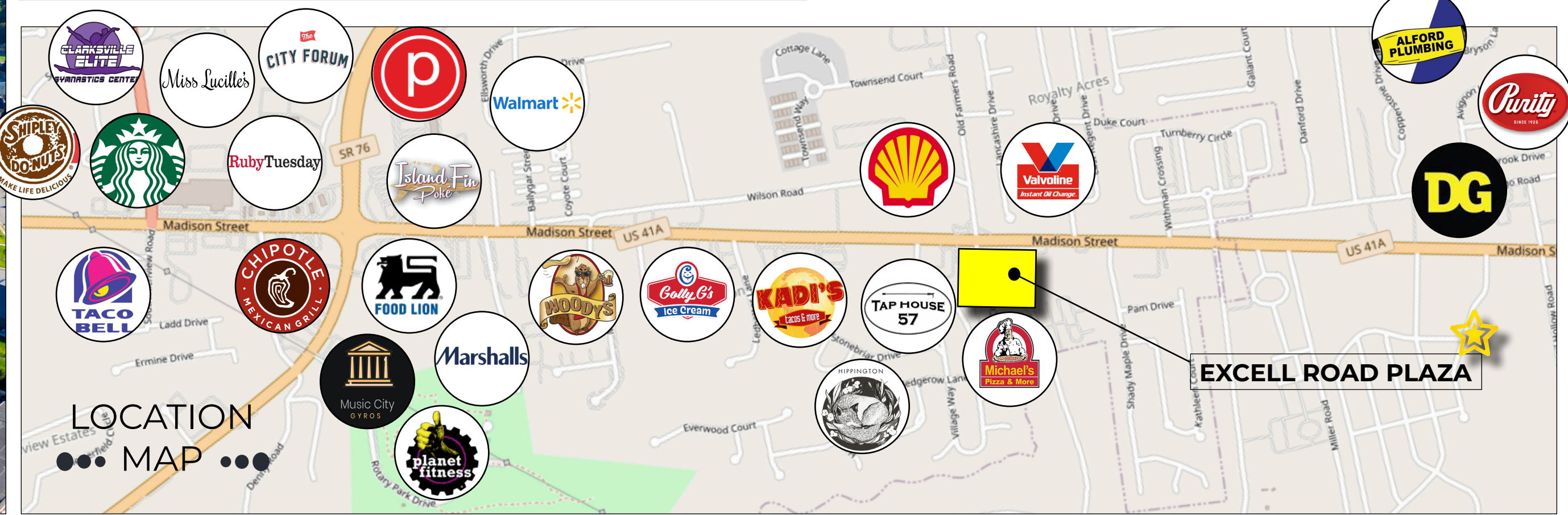
MILLAN

POTENTIAL USE

- OFFICE
- RETAIL
- FLEX
- RESTAURANT

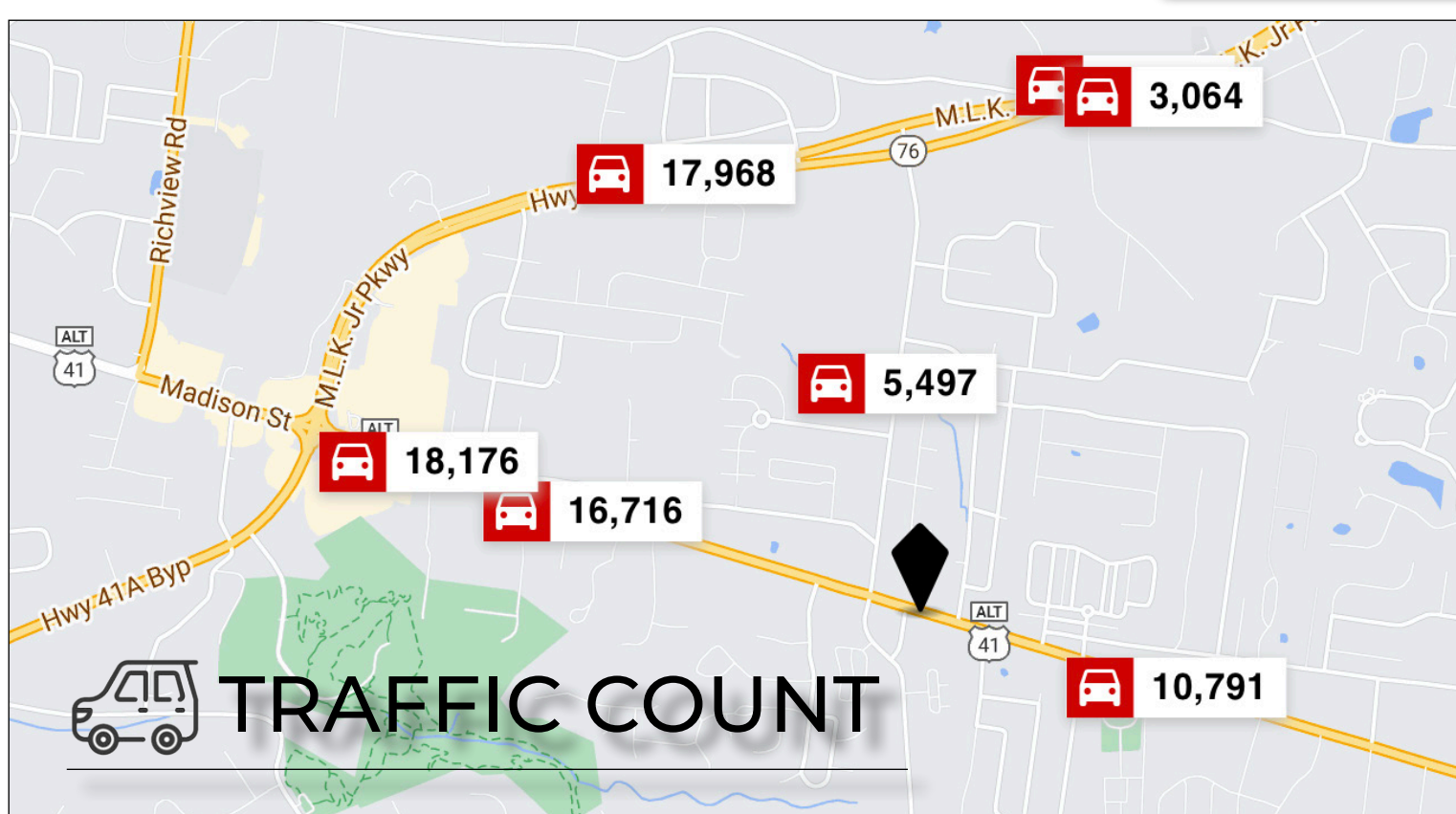


EXCELL ROAD PLAZA 2720 MADISON ST. CLARKSVILLE TN, 37040



PROPERTY SUMMARY

RENTAL RATE	\$18.00 - \$24.00 SF/YR
GLA	16,680 SF
YEAR BUILT	2023
STATUS	UNDER CONSTRUCTION



SCAN ME

TOUR THE SPACE IN 3D!