# FORMER BANK (CLARKSVILLE) 1811 MADISON ST, CLARKSVILLE, TN 37043

## **FOR SALE**



### **LOCATION DESCRIPTION**

Clarksville is Tennessee's fifth largest city by population. It's leading the state in population growth for two years in a row according to the U.S. Census Bure au estimates. The Subject Property is well positioned on Madison St. less than ¼ mile from Publix and ½ mile from Lowes. In the immediate area, Dutch Bros and AutoZone have recently opened. Two miles east, the old K-Mart was redeveloped to a Ross, Marshalls, Burkes Outlet, Rack Room and Chipotle.

#### **AUCTION INFORMATION - BIDS DUE 7/19/2024**

- This property is being offered by an online auction at www.bankingcentersforsale.com
- Bids must be submitted to the listing agent by deadline of June 12th, 2024
- Please see the website for additional information

#### **PROPERTY HIGHLIGHTS**

- This area has experienced a resurgence with new retail entering the market
- Clarksville has high population growth
- Excellent access and visibility to Madison Street (27,528 VPD)
- Three (3) drive-through lanes



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Total Population	6,905	37,050	77,545
2023 Total Households	3,255	14,914	30,715
2023 Average HH Income	\$69,203	\$80,856	\$86,619



## **JUSTIN SCHAD, CCIM**

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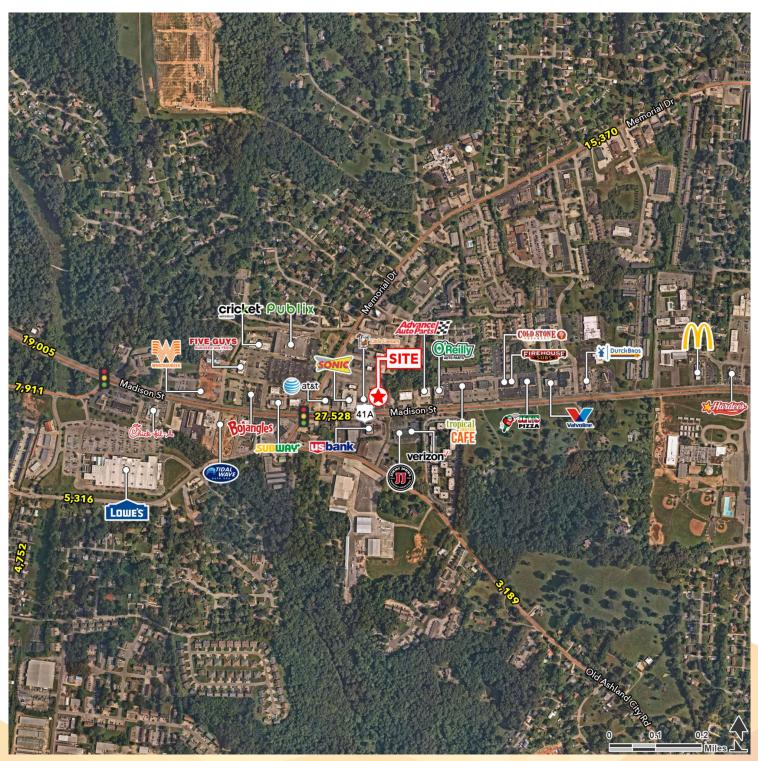


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**FOR SALE** 

**PREVIOUS USE LAND SIZE BUILDING SIZE** 

0.402 AC +/- 1,718 SF **Financial Center** 





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