

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 Bureau 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



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MARKETED IN CONJUNCTION WITH:



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PREVIOUS USE	LAND SIZE	BUILDING SIZE
Financial Center	0.402 AC	+/- 1,718 SF



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