

997 S RIVERSIDE DRIVE · CLARKSVILLE, TENNESSEE

Retail space for lease

4,600 SF

TOTAL BUILDING

50' x 92'

FOOTPRINT

24

PARKING SPACES

5.2

PER 1,000 SF

3

DIVISIBLE SUITES

PROPERTY HIGHLIGHTS

Flexible space on a high-visibility corridor

A proposed 4,600 SF single-story building with a modern storefront, prominent signage and 24 surface parking spaces. The building can be leased to a single tenant or subdivided for multiple users, allowing flexibility for retail, service, medical, office, or food-and-beverage concepts.



4,600 SF available

Divisible into three 1,500 SF suites; other configurations considered.



New construction

Build-to-suit opportunity with ownership involved in space planning.



Modern storefront

Full-height glass entries with prominent tenant signage opportunities.



Excellent visibility

Direct frontage and exposure along S Riverside Drive.



Ample surface parking

24 spaces at 5.2 per thousand square feet.



Convenient access

Connected to the surrounding Clarksville market.

SUITABLE USES

- ✓ Retail
- ✓ Medical & dental
- ✓ Personal services
- ✓ Restaurant / F&B
- ✓ Professional office
- ✓ Specialty concepts

AT A GLANCE

ADDRESS

997 S Riverside Dr

MARKET

Clarksville, TN

SITE AREA

0.523 AC ±

DELIVERY

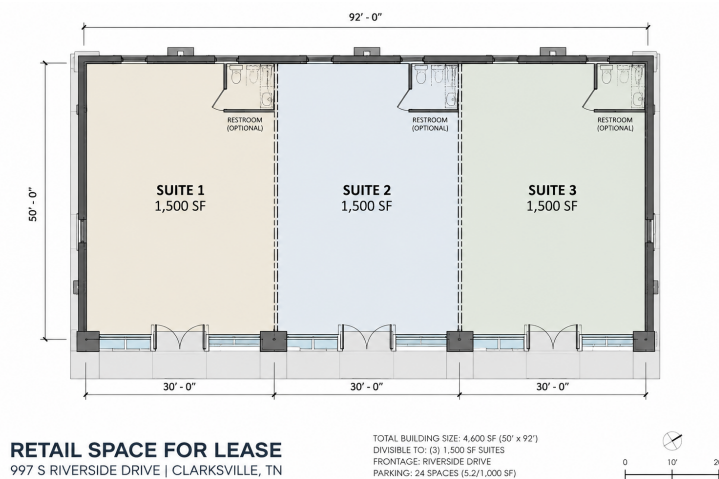
Build to suit

AVAILABILITY

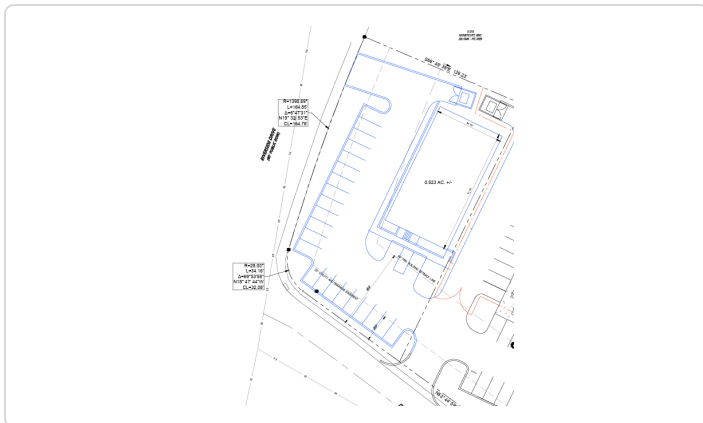
Take the building, or take a suite

Three equal 1,500 SF suites are drawn at 30 feet of frontage each. Ownership will combine or re-demise to fit the right tenant.

SUITE	SIZE	FRONTAGE	STATUS
Suite 1	1,500 SF	30' 0"	AVAILABLE
Suite 2	1,500 SF	30' 0"	AVAILABLE
Suite 3	1,500 SF	30' 0"	AVAILABLE
Full building	4,600 SF	92' 0"	AVAILABLE



Proposed demising plan — three 1,500 SF suites, each with optional restroom.



Site plan — 0.523 AC ± with 24 surface spaces off S Riverside Drive.



Ownership will work with tenants

Suite configuration and buildout requirements are open to discussion. Tell us what the space needs to do.

BUILDING SIZE	4,600 SF
DIMENSIONS	50' x 92'
STORIES	One
DIVISIBLE TO	1,500 SF
PARKING	24 spaces
RATIO	5.2 / 1,000 SF

NEXT STEPS

From first call to opening day

Four steps. Ownership stays involved at each one — there is no committee between you and a decision.

01 Contact us

Reach out to discuss your requirements, timing and target size. We will tell you straight away whether the building fits.

02 Tour the property

See the site in person or virtually, walk the frontage and parking, and review the demising options on site.

03 Receive a proposal

Customized lease terms for the suite or building you want, including buildout scope and delivery timing.

04 Build out and open

Ownership coordinates the buildout to your plans, then hands over a space ready to operate.



What we need from you to move quickly

Target square footage, intended use, desired occupancy date, and any buildout requirements that drive the floor plan. With those four things we can return terms.

TIMING

DELIVERY

Build to suit

STATUS

Pre-leasing

LEASE TYPE

NNN

ASK US ABOUT

- ✓ Combining or re-demising suites
- ✓ Signage and storefront treatment
- ✓ Tenant improvement allowance

LEASING CONTACT

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