



Investment Sale

2691 Trenton Road, Clarksville, Tennessee 37040

Value add investment sale opportunity in growing Clarksville.

PROPERTY HIGHLIGHTS

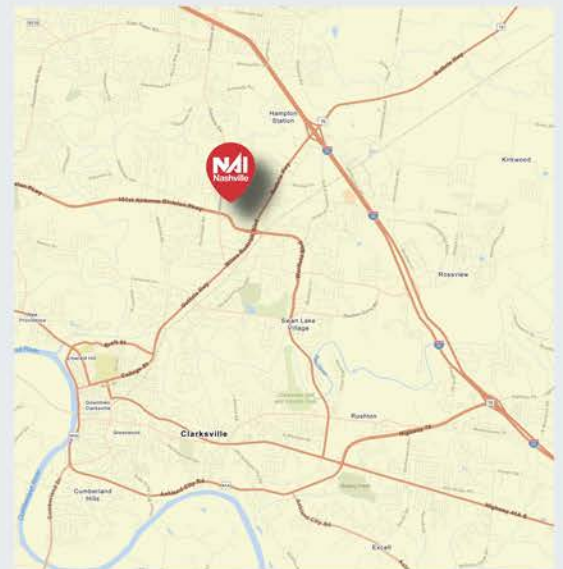
- + ±40,475 SF retail or office building, currently leased
- + Value add development opportunity includes to outparcels with potential uses including unanchored strip center, drive thru restaurant, or build-to-suit
- + ±7.05 acre site
- + 302 parking spaces
- + 27,513 VPD, combined on Trenton Road and Needmore Road
- + Easy access to 101st Airborne Division Pkwy. Wilma Rudolph Blvd, and I-24

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TRI STAR ENERGY LLC
 ORV 1986, PG 186
 ZONED: C-5

DAVIS PROPERTY GROUP LLC
 ORV 1712, PG 2092
 ZONED: C-5

TRENTON ROAD (SR-48) ROW VARIES

PROXIMATE LOCATION OF EXISTING 6" FIRE LINE. EXACT LOCATION TO BE DETERMINED BY CONTRACTOR

CAP & TERMINATE IN PLACE

PROPOSED 1" WATER METER & SERVICE, TYP.

PROPOSED 6" SEWER SERVICE, TYP.

16" 12" LINE 1" TAPPING E & VALVE

EXISTING 12" LINE TAPPING SADDLE & CORP STOP

(2) 2" WATER METERS

6" C-900 FIRE LINE

POST INDICATOR VALVE

INGRESS/EGRESS CASEWAY (DB RECORD CASEWAY) PLAT # 26234 PG 309

ORDER PANELS

RESTAURANT ORDER PANELS

RESTAURANT

DRIVE-THRU WINDOW

LOT 2 14 19 ACRES 60,850.70 SQ FT 1.40 ACRES PARKING REQUIRED: 42 PARKING PROVIDED: 57

DRIVE-THRU WINDOW

PROPOSED SCHOOL 17,969 SF 33 STUDENTS 10 TEACHERS 5 STAFF

EXISTING BUILDING TOTAL 38,100 SQ FT

PROPOSED MEDICAL OFFICE 12,074 SF

CAP & TERMINATE IN PLACE

TIE INTO EXISTING FIRE LINE WITH TAPPING SLEEVE & VALVE

FDC WALL MOUNTED

DOUBLE DETECTOR CHECK VALVE TO BE PLACED INSIDE OF THE BLDG

PROPOSED OFFICE BUILDING 15,313 SF

PROPOSED OFFICE 9,057 SF

LOT 1 208,559.87 SQ FT 4.78 ACRES PARKING REQUIRED: 154 PARKING PROVIDED: 154

15' MBSL

25' MBSL

25' TYPE C-2 LANDSCAPE BUFFER

10' PUDE

25' MBSL

25' TYPE C-2 LANDSCAPE BUFFER

10' PUDE

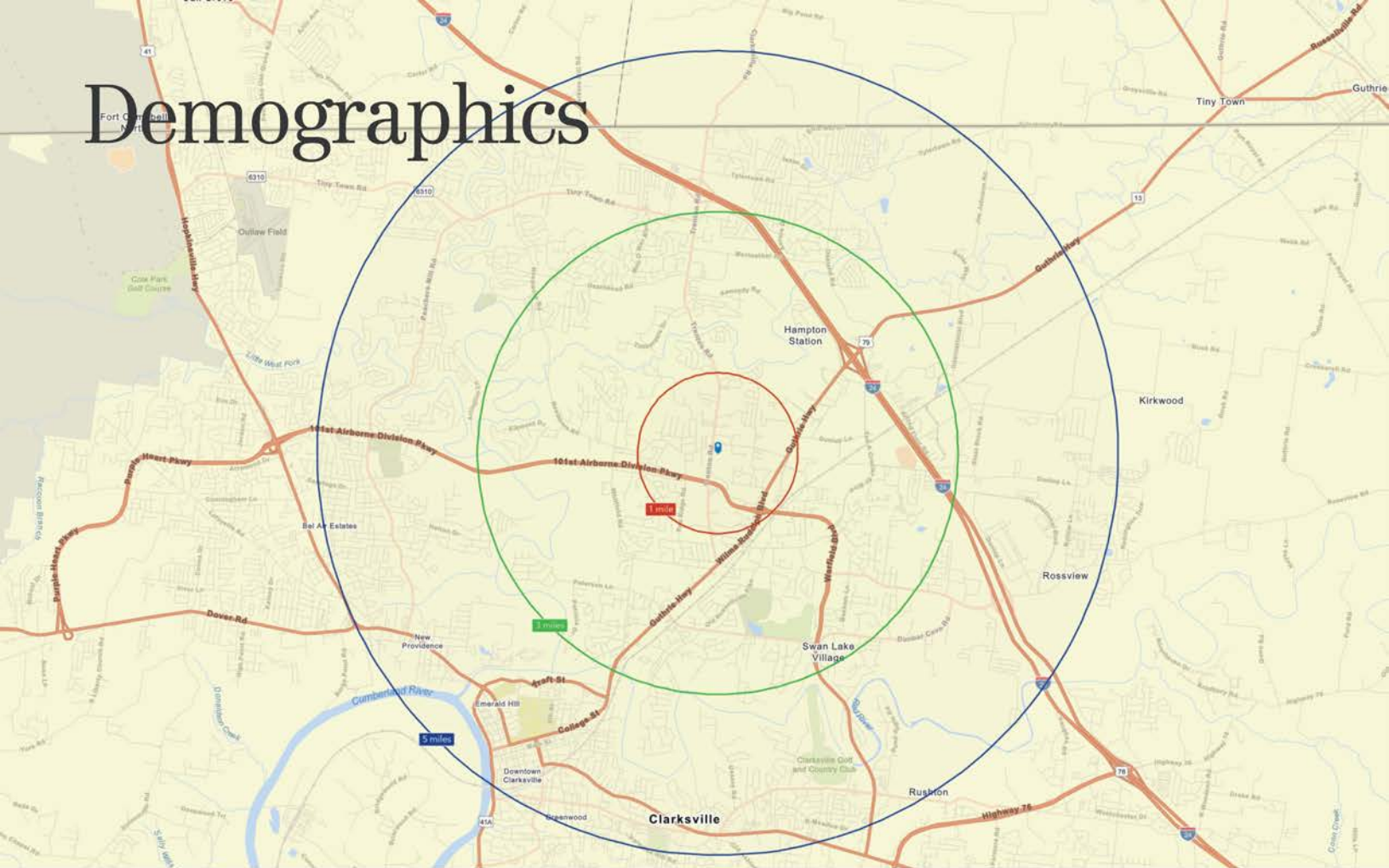
360 LU ORV: 21

JENKS LLC
 ORV 1671, PG 376
 ZONED: C-5

Area Retailers



Demographics



2691 TRENTON ROAD, CLARKSVILLE, TENNESSEE

	1 MILE	3 MILES	5 MILES
Population	7,436	45,645	117,989
Daytime Population	9,508	49,532	115,783
Households	3,254	17,196	43,287
Median Age	31.6	31.9	31.9
Median HH Income	\$63,003	\$78,539	\$77,439
Median Home Value	\$274,263	\$311,973	\$313,845