

FOR SALE

1.76 Acre Lot | Zoned C-5

Tiny Town Road @ Peachers Mill Road
Clarksville, TN 37042

COMMERCIAL LAND

SITE PLAN



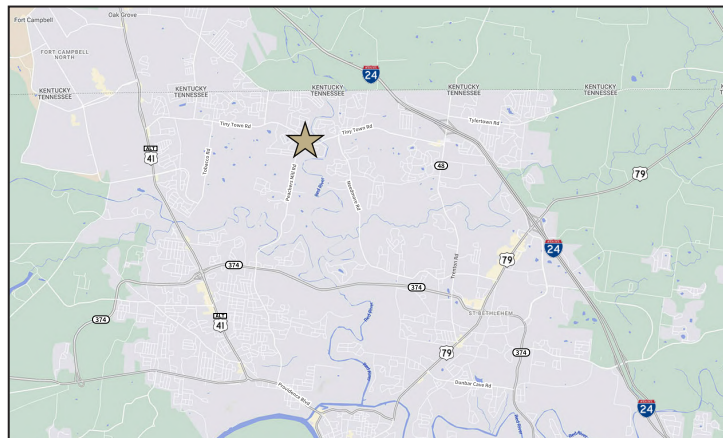
SITE FEATURES

- 1.76 acre lot
- Zoned C-5
- Access Drives and Detentions
- Located near Publix-Anchored Center
- Located near the intersection of Tiny Town Rd. and Peachers Mill Rd.
- Traffic count: 30,082 ADT on Tiny Town Rd. (TDOT 2022)

DEMOGRAPHICS (2022)

	1 MILE	3 MILES	5 MILES
Population	6,874	47,240	114,182
Households	2,297	16,517	40,444
Median HH Income	\$82,008	\$66,718	\$61,417

LOCATION



Sale Price: **\$1,533,000**