



Market  
Retail  
**Partners**

real estate  
group

**CAMERON MALAKOUTI**

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Retail Space  
**AVAILABLE FOR LEASE**

**2315-2367 Madison Street  
Clarksville, TN 37043**

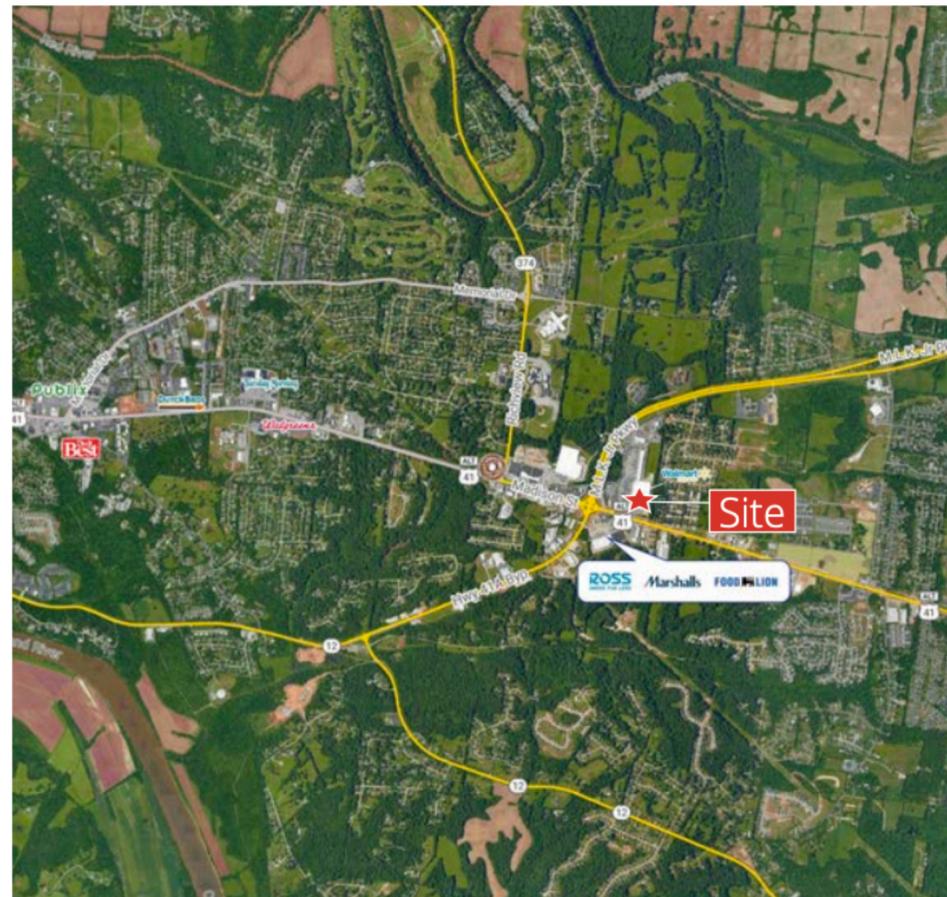
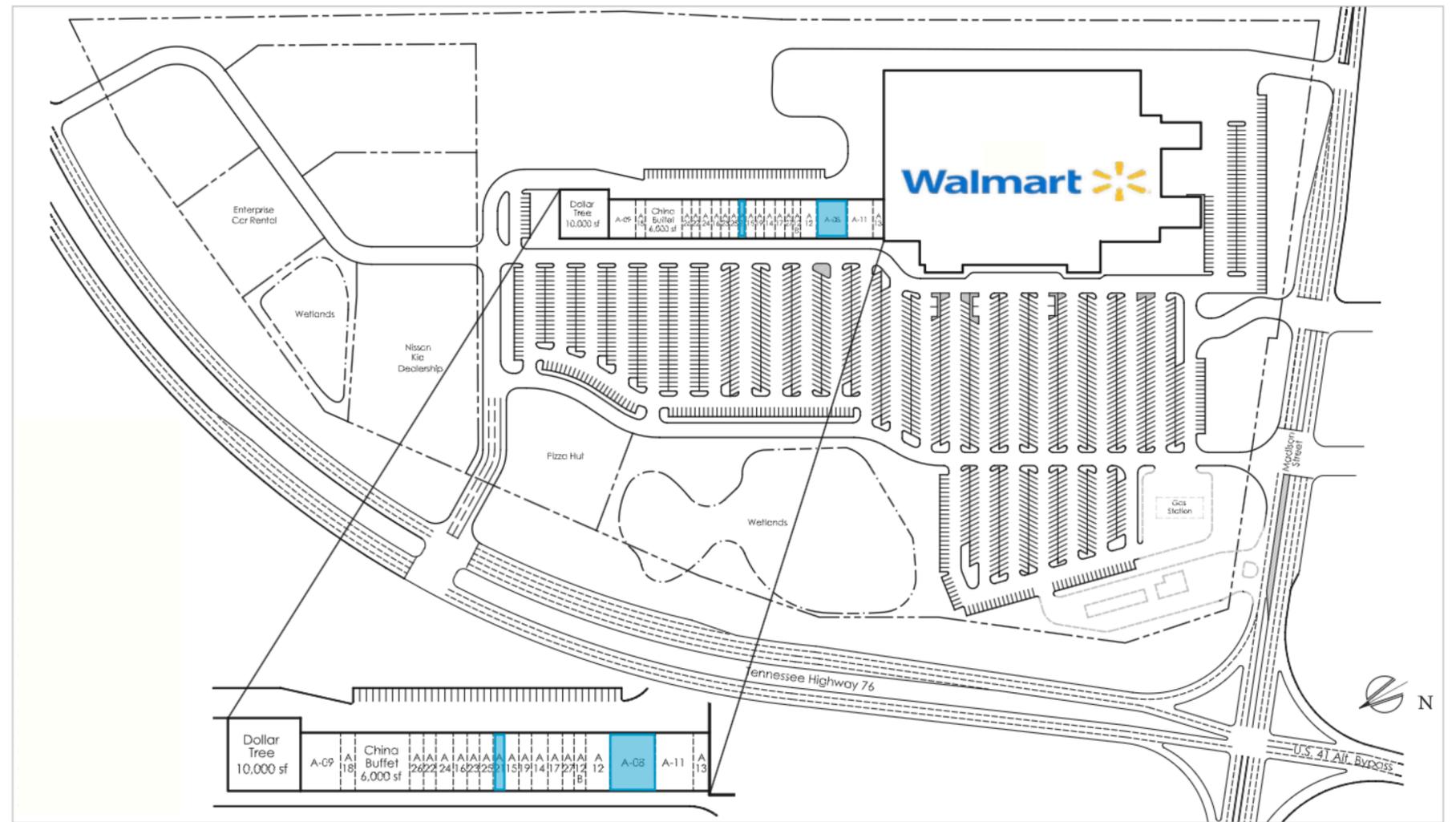
RELATIONSHIPS. REPUTATION. **RESULTS.**

# Riverpointe Shopping Center

## SITE PLAN

Situated on a fast-growing, major retail corridor at the heart of the city of Clarksville with an abundance of nationally renowned retailers and strong residential density.

- Walmart Supercenter-anchored center delivering sustained daily traffic and strong co-tenancy synergy for junior anchors
- Facade improvements completed in 2024, delivering a refreshed, modern exterior appearance
- 5,040 SF available (Currently Mochas and Minis)
- 1,600 SF available as of March 1, 2026 (previous Gamestop)
- Nearby retailers include Dollar Tree, Publix, Kroger, Lowe's, Dutch Bros Coffee, Planet Fitness, Marshalls, Ross and Dollar General
- Traffic counts in excess of 24,700 on Hwy 76 and 22,100 on Madison Street



	1 mile	3 mile	5 mile
Population	<b>4,065</b>	<b>28,852</b>	<b>74,045</b>
Households	<b>1,721</b>	<b>11,745</b>	<b>28,788</b>
Average HH Income	<b>\$100,194</b>	<b>\$98,699</b>	<b>\$97,036</b>





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**RELATIONSHIPS. REPUTATION. RESULTS.**