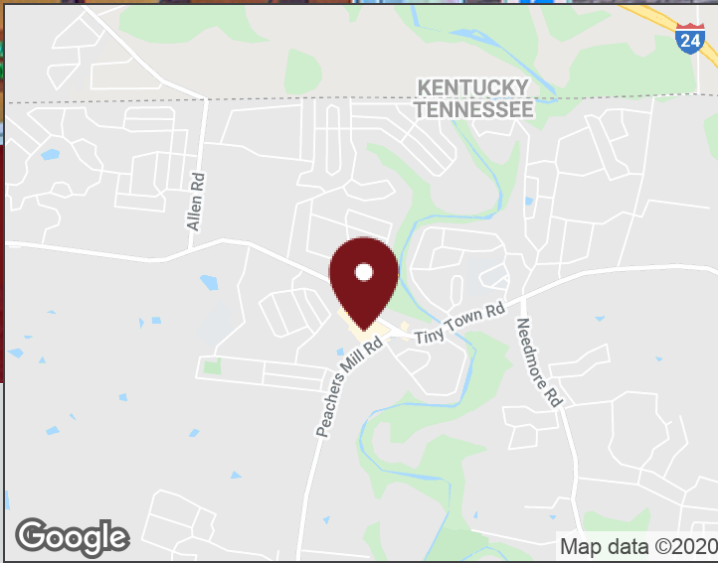


FULLY LEASED

publix
FOOD & PHARMACY

1490

ENTRY



Publix 1425 - Shoppes At Peachers Mill

1490 Tiny Town Rd
Clarksville, TN 37042

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Population of 40,000+ Within Three Miles
- Over 3,000 Approved Residential Units Within the Immediate Area
- Fully Signalized Intersection with Access and Visibility on Two Major Roadways
- Close Proximity to Fort Campbell, Nearly 63,000 Active Military and Family Members
- Traffic Count: 26,364 VPD

DEMOGRAPHICS - MAY 2020



Trade Area Population

Actual Foot Traffic Within 5 Miles

38,377



Trade Area Population

Within 5-Mile Radius

95,723



Avg. HH Income

Actual Foot Traffic Within 5 Miles

\$52,175



Avg. HH Income

Within 5-Mile Radius

\$51,682



Avg. Monthly Visits

Past 12 Months

95,832



Avg. Visit/Customer

Past 12 Months

6.29

(Information Provided by Placer.ai)

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Licensed Real Estate Broker

Leasing Contact:

Melody Holley

678.414.8989

mholley@crossmanco.com



Publix 1425 - Shoppes at Peachers Mill

1490 Tiny Town Rd
Clarksville, TN 37042
Lat 36.625, Long -87.373



LEGEND

■ Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE
■ B-1	Publix	45,600 SF
■ A1-A2	SportOrtho	2,775 SF
■ A3	Paris Nails Spa	2,100 SF
■ A4	Kori Japanese Sushi	2,800 SF
■ B1	Great Clips	1,050 SF
■ B2-B3	Navy Federal Credit Union	3,150 SF
■ B4	Papa John's Pizza	1,400 SF
■ B5-B6	Guacamole's Fresh Mexican Grill	2,800 SF
■ OP1	Taco Bell	0 SF
■ ADJ, PROP	Mapco Mart	0 SF
■ ADJ, PROP	Hardee's	1 Acres

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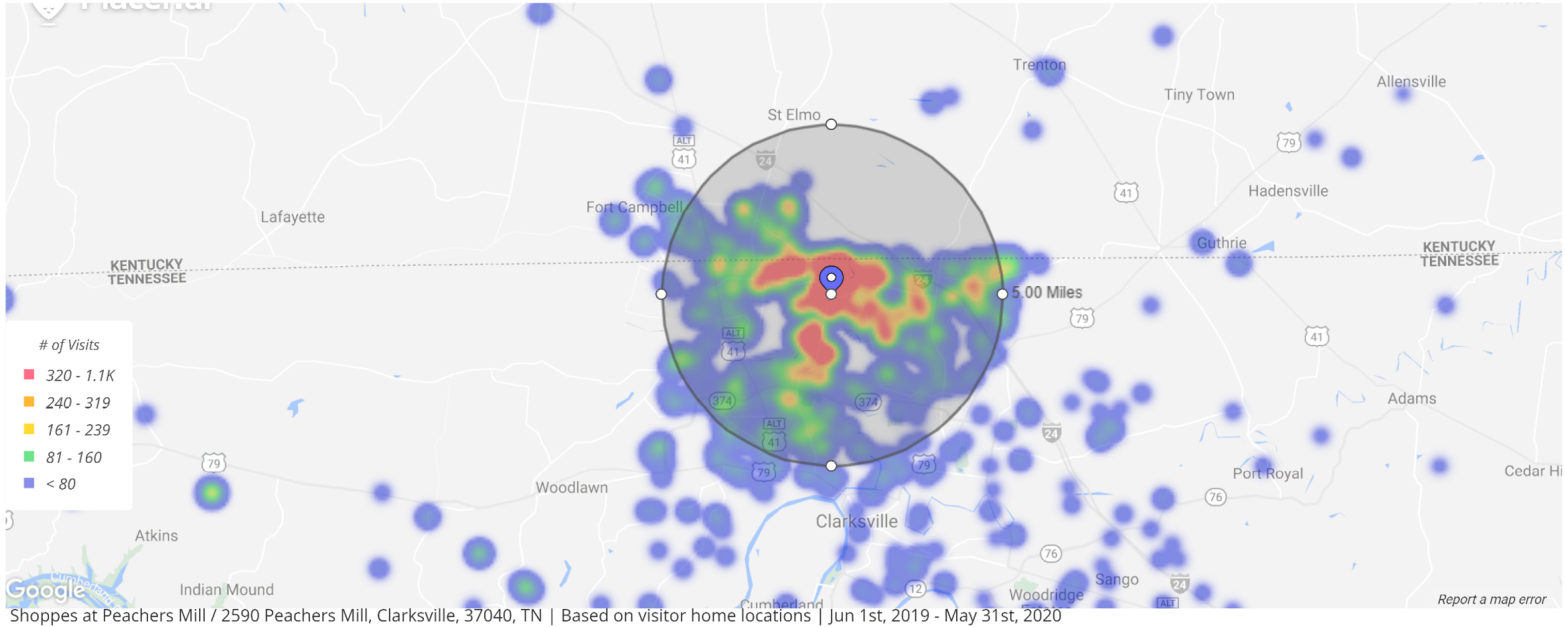
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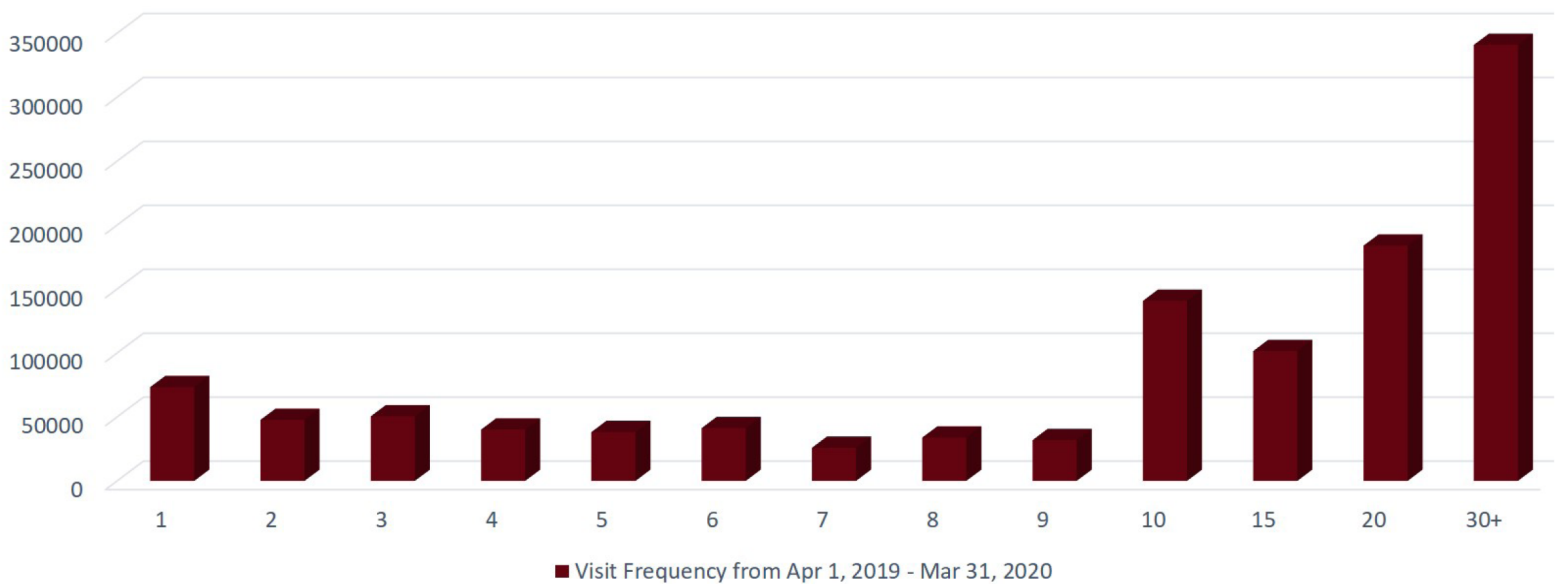
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True Trade Area Map vs 5-Mile Radius



Customer Visit Frequency



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