

O U T P A R C E L A V A I L A B L E

AVAILABLE

1606 Haynes Street, Clarksville, TN 37043

1.09 Acres Outparcel



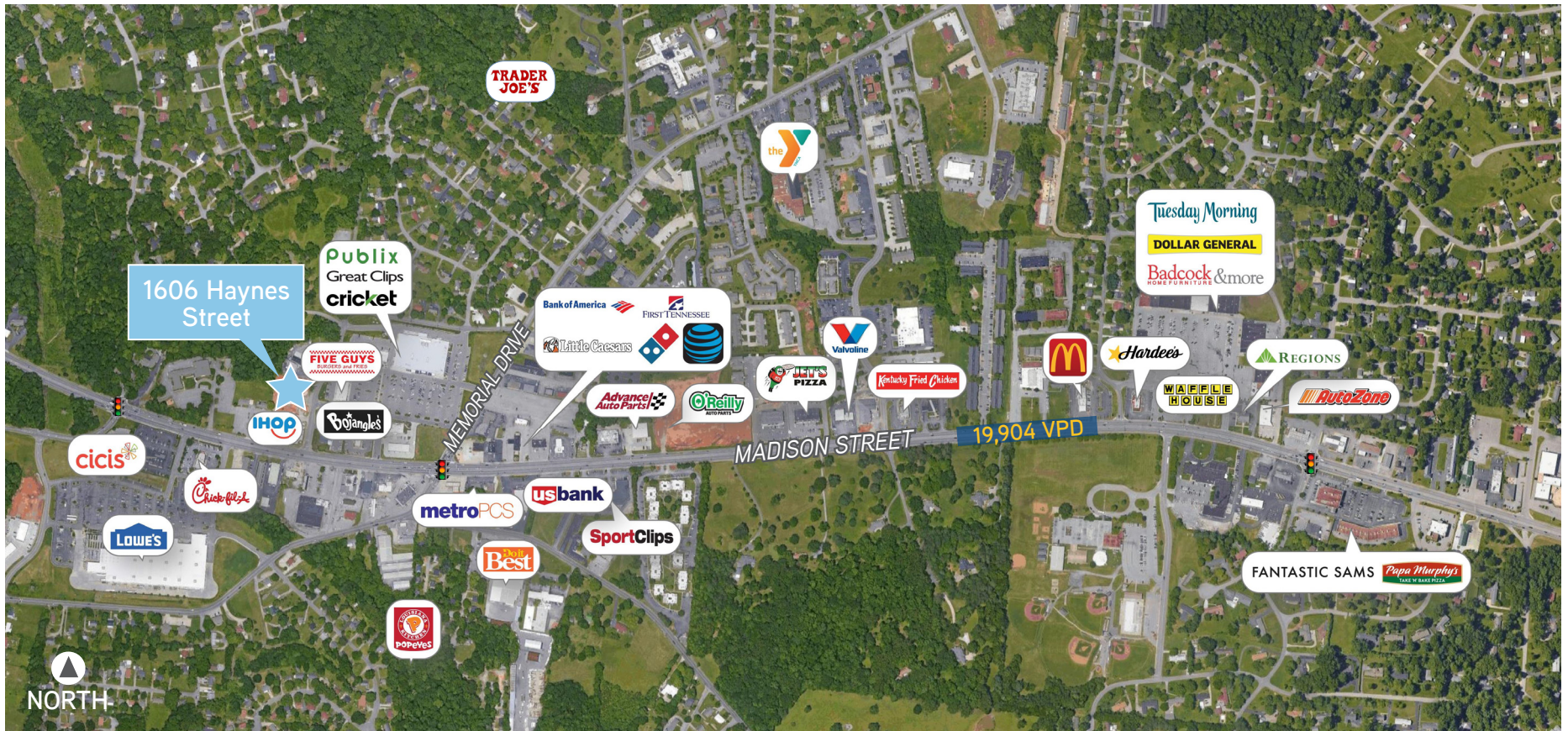
615 THIRD AVE SOUTH
SUITE 500 | NASHVILLE, TN 37210
615 850 2700

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

OVERVIEW



2019 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	35,459	71,235	119,559
Households	15,371	29,642	48,080
Average HH Income	\$58,778	\$62,696	\$64,914
Traffic Counts	19,904 VPD on Madison Street		

KEY FEATURES

1606 Haynes Street, Clarksville, TN 37043

- Available for sale, ground lease or build to suit
- 1.09 acres outparcel across from Publix-anchored grocery store
- Located at the intersection of Madison Street and Haynes Street
- The site is zoned commercial (C-2)
- 2.6 miles from Austin Peay State University (10,344 students enrolled)
- Area retailers include: Lowe's, Publix, Which Wich, Five Guys, Massage Envy, American Family Care, IHOP, Bojangles, and Chick-Fil-A
- Traffic count on Madison Street: 19,904 vpd

For Sale Price or Lease Rate:
[Contact Agent](#)



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