



For Lease
Commercial Property

305/307 Providence Blvd.

Clarksville, Tennessee 37040

Property Highlights

- 305 Providence Blvd. - 3,900 +/- sf - \$1,750.00 per month + \$1.50 psf Taxes and Insurance
- 307 Providence Blvd. - 3,600 +/- sf - \$3,850.00 per month + \$1.50 psf Taxes and Insurance
- Fenced Lot Area- \$1,000.00 per month gross
- Excellent visibility
- Commercial corridor
- High traffic count: ADT- 42, 682 vehicles (2016)
- Zoned C-5, car dealership, major auto repair are approved uses.

OFFERING SUMMARY

Available SF	varies
Lease Rate	varies

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,106	\$34,454
3 Miles	32,915	\$45,533
5 Miles	78,697	\$50,346

For more information

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Retailer Map



Google

Map data ©2019 Google Imagery ©2019 , DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

For Lease

Retail Property

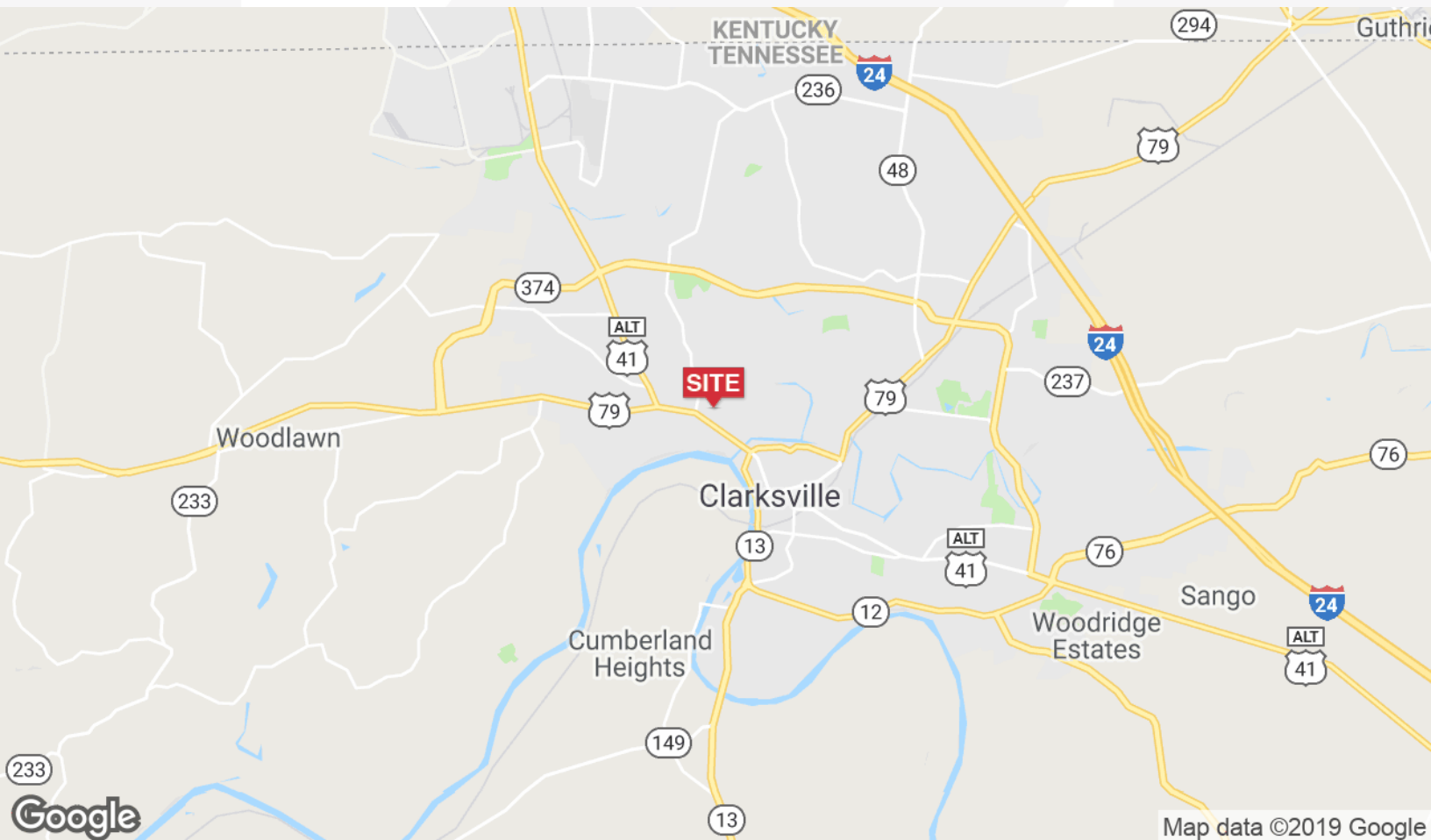
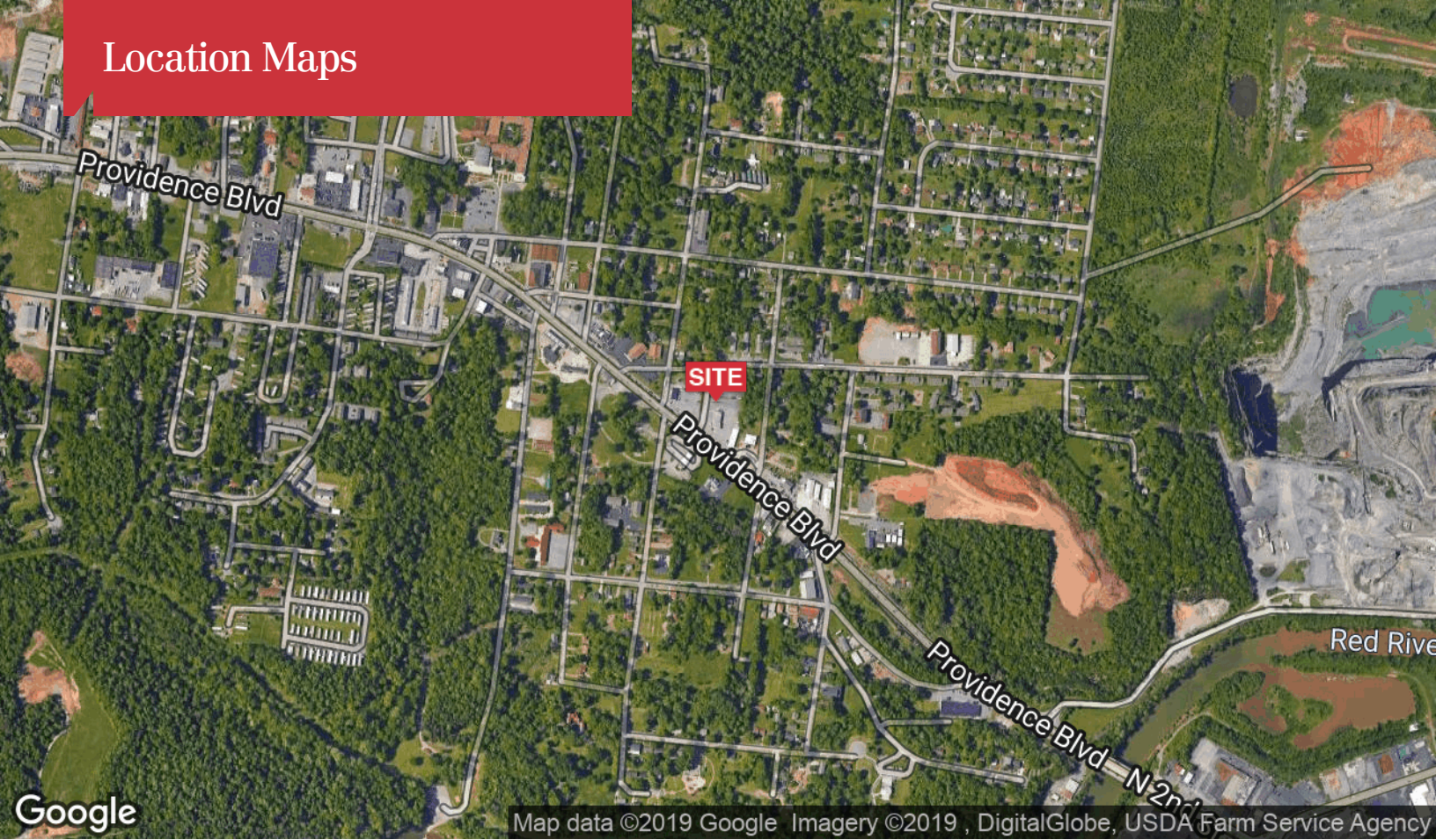
\$1,000 - 3,850 per month



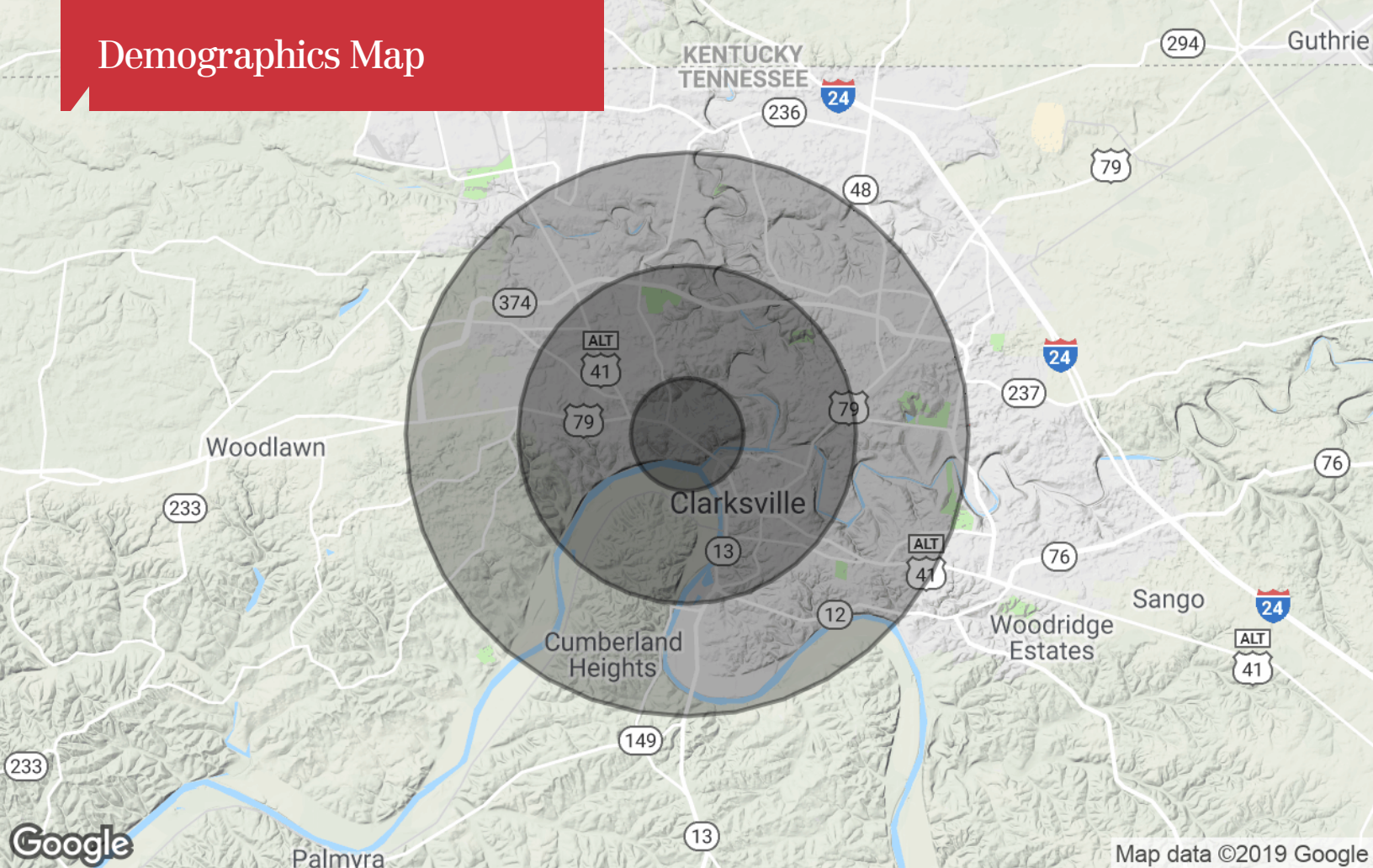
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,106	32,915	78,697
MEDIAN AGE	29.5	28.7	30.1
MEDIAN AGE (MALE)	25.8	28.0	29.6
MEDIAN AGE (FEMALE)	30.4	29.1	30.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,166	12,101	29,496
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$34,454	\$45,533	\$50,346
AVERAGE HOUSE VALUE	\$146,264	\$114,837	\$121,263

Race

	1 Mile	3 Miles	5 Miles
% WHITE	49.5%	61.8%	67.8%
% BLACK	42.4%	31.6%	27.0%
% ASIAN	0.9%	2.5%	2.1%
% HAWAIIAN	0.0%	0.5%	0.6%
% INDIAN	4.4%	1.6%	0.9%
% OTHER	2.8%	2.5%	2.1%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	10.3%	7.6%	7.7%

* Demographic data derived from 2010 US Census