

For Lease

Office/ Warehouse Space



1850 Business Park Drive

Clarksville, Tennessee 37040

Property Highlights

- Centrally located. Approximately 4 miles to I 24, exit 4
- Located in Clarksville Business Park, adjacent to other small industrial and warehouse businesses.
- Unit 107 A - 6,000 sf warehouse
 - \$7.50 psf NNN
 - 2 loading docks
 - ground level overhead door
- Unit 112 B - 9,000 sf office space
 - \$9.50 psf NNN
 - Flex space with 1 hi dock, 1 drive- in door, 3,000 sf office.
- Unit 110 A 9,000 sf office warehouse
 - \$12.00 psf NNN
 - Office space fully built with telecom, internet, and file server rooms.

OFFERING SUMMARY

Available SF	6,000 - 9,000 SF
Lease Rate	\$7.50 - 12.00 SF/yr (NNN)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,497	\$62,496
5 Miles	78,678	\$53,657
10 Miles	173,580	\$55,250

For more information

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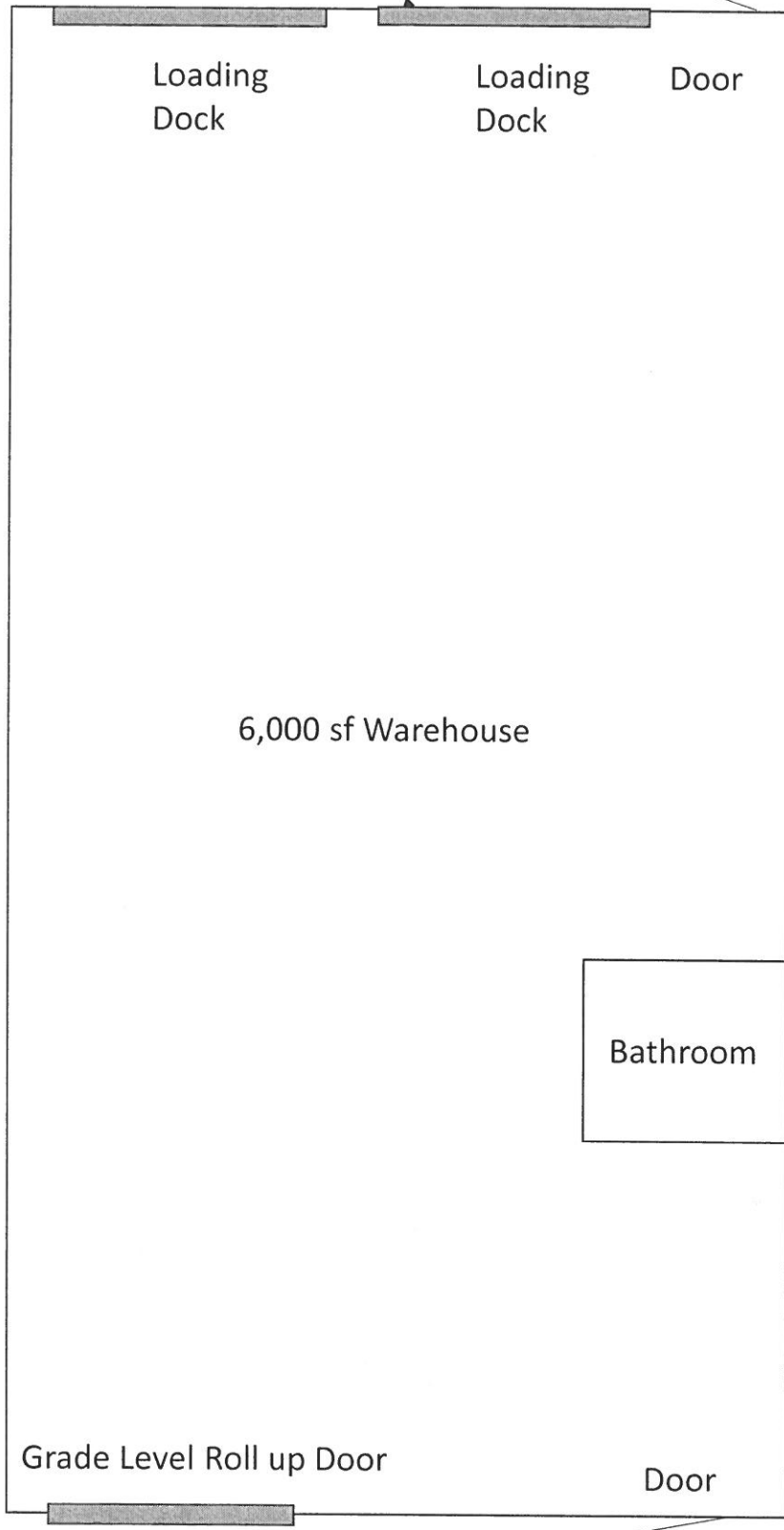
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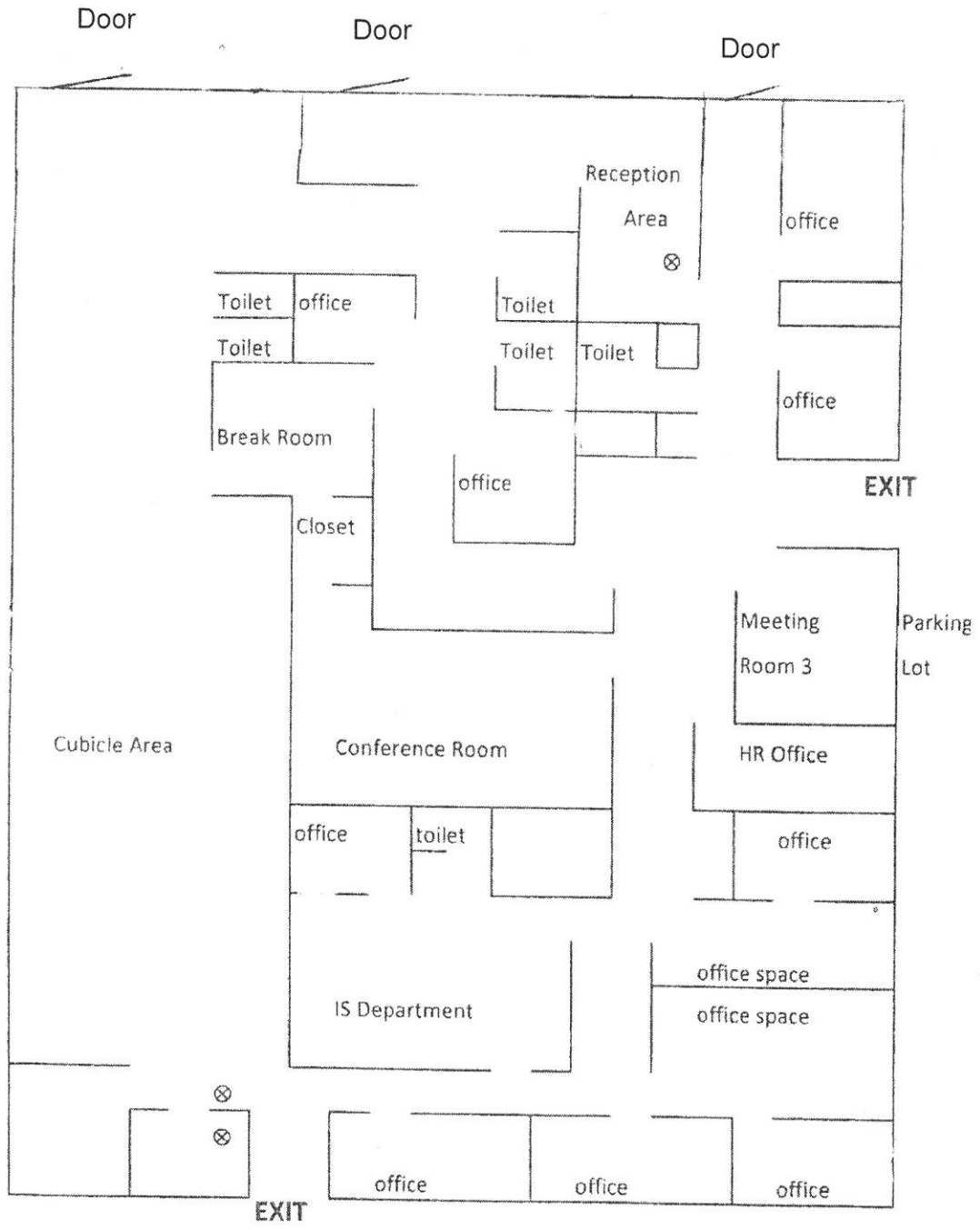
View from the South

1850 Business Park Dr
Suite 107A

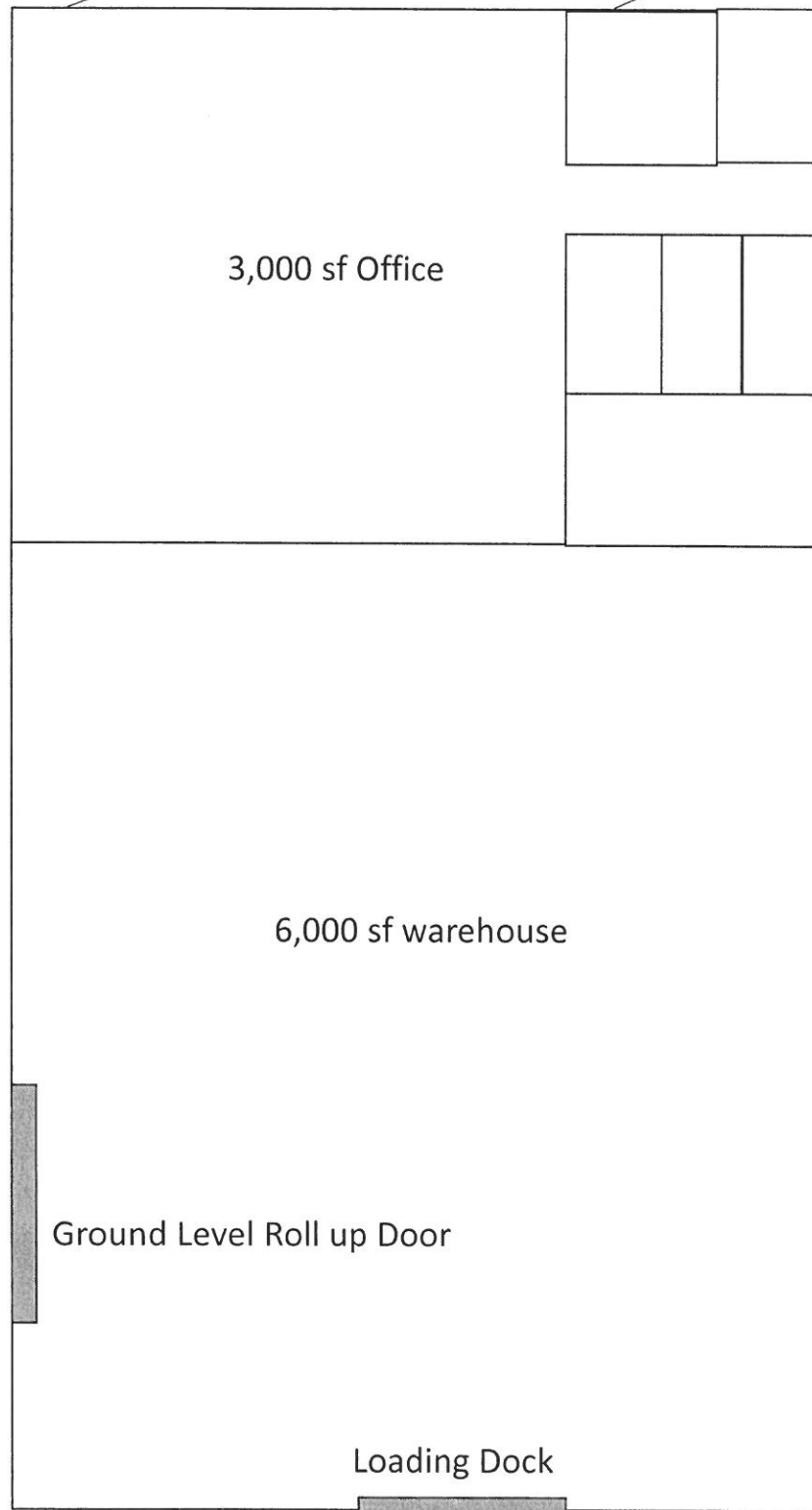


1850 Business Park Dr
Suite 110A

9,000 sf Office

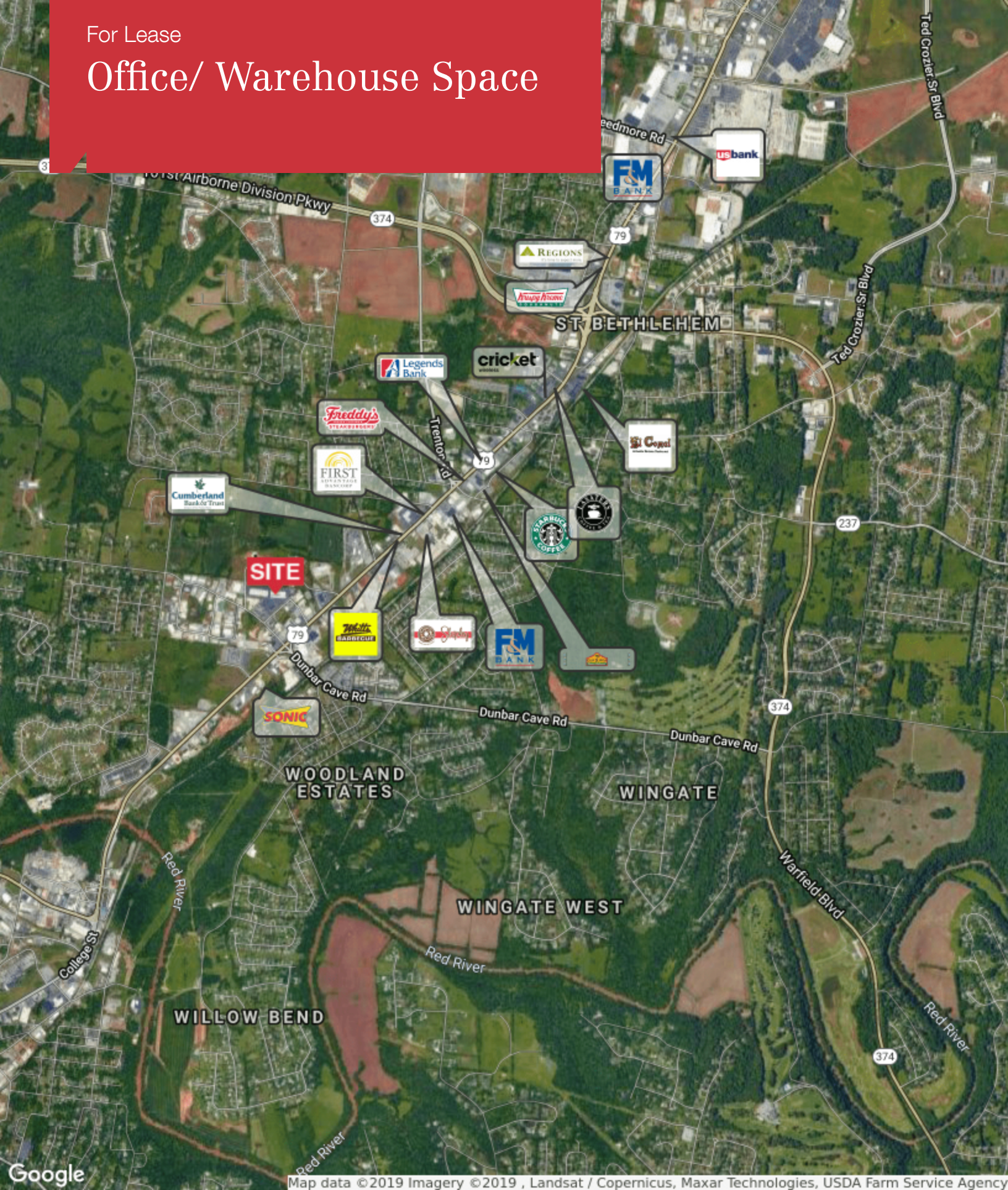


1850 Business Park Dr
Suite 112B



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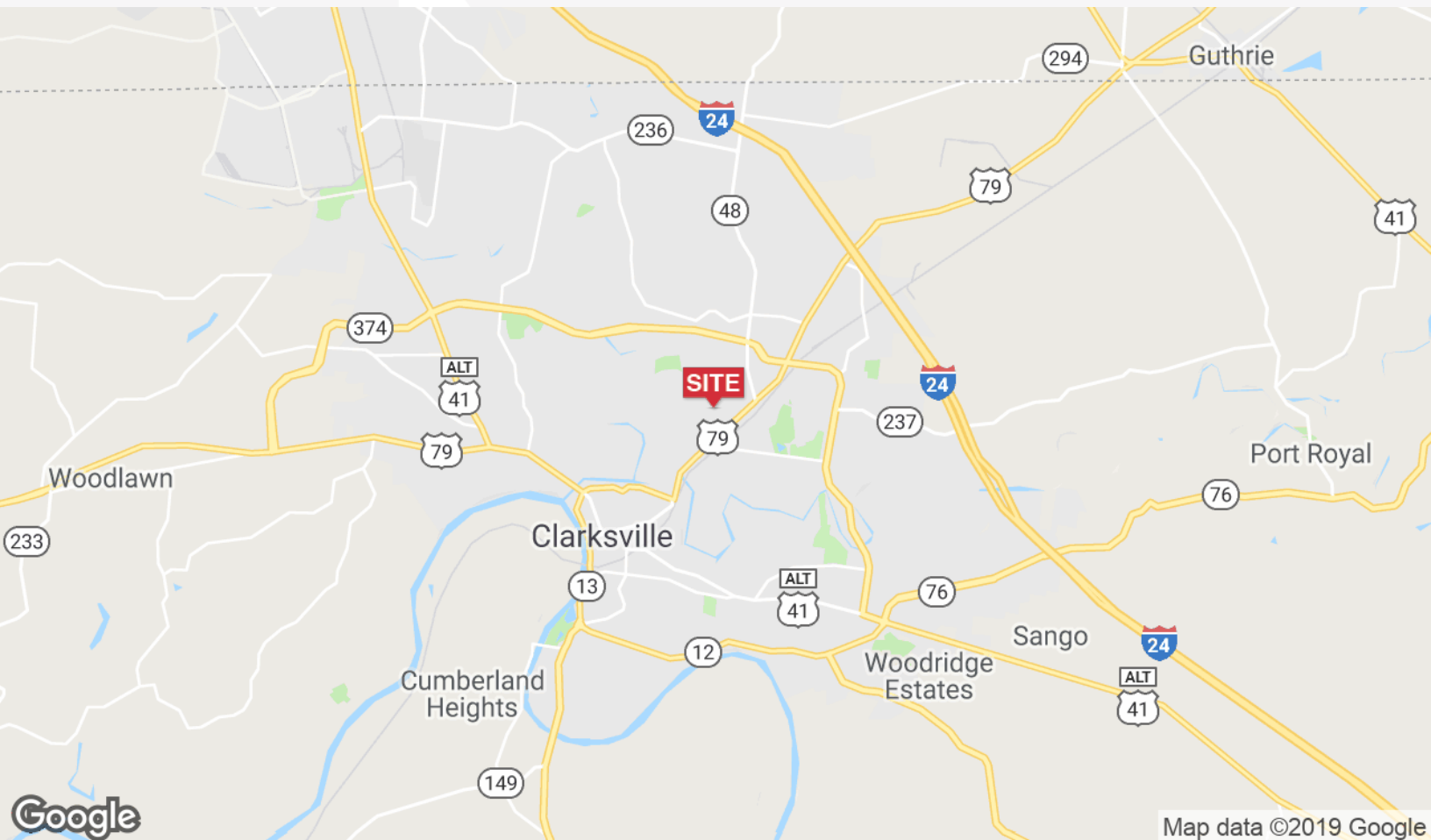
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,497	78,678	173,580
MEDIAN AGE	34.3	31.9	30.7
MEDIAN AGE (MALE)	33.8	30.8	29.7
MEDIAN AGE (FEMALE)	33.5	32.9	31.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	991	30,414	64,639
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$62,496	\$53,657	\$55,250
AVERAGE HOUSE VALUE		\$135,605	\$131,282

Race

	1 Mile	5 Miles	10 Miles
% WHITE	78.5%	71.0%	71.6%
% BLACK	11.4%	23.6%	23.4%
% ASIAN	2.2%	2.3%	2.4%
% HAWAIIAN	0.0%	0.2%	0.4%
% INDIAN	1.0%	1.0%	0.8%
% OTHER	7.0%	2.1%	1.8%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	10.6%	7.9%	7.9%

* Demographic data derived from 2010 US Census