

# FOR SALE

North Edgewood Place  
Clarksville, TN 37040

1.3 AC - ZONED C-5

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CAFO LANE BRYANT Michaels  
KOHLS KIRKLAND'S  
MATTRESSFIRM PartyCity

**SITE**

The Preserve  
at Spring Creek  
288 Units

PETSMART HOBBY LOBBY  
DOLLAR TREE OfficeDEPOT OfficeMax  
SHOE CARNIVAL five BELOW  
TJ-maxx at home

noodles AspenDental  
WORLD KITCHEN  
MATTRESSFIRM

JOANN  
BED BATH & BEYOND  
TARGET

AMERICAN EAGLE Buckle B  
maunaces PLACE Justice  
carter's ROSS TARGET  
JCPenney Dillard's GNC  
amc Payless Hallmark HIBBETT SPORTS  
DICK'S CHAMPS BEST BUY VICTORIA'S SECRET  
OLD NAVY AÉROPOSTALE  
SUBWAY belk rue21  
SHOE DEPT. ENCORE Foot Locker  
Rainbow FINISH LINE

usbank

metroPCS

Krystal

Cheddar's

usbank

TEXAS

Clare's Garden

FIRST TENNESSEE

OUTBACK

LUNGHORN

Charley's

Sprint

PLAY IT AGAIN SPORTS

jiffylube

WILD WINGS

Academy

Culver's

BAM!

RED LOBSTER

CHUCK E. CHEESE'S

verizon

sleep number

Walmart Supercenter

White Castle

McDonald's

Subway

Burger King

Firehouse Subs

Waffle House

Abby Cadabby

Crabtree

Taco Bell

Pie Five Pizza

Smoothie King

Value City Furniture

Pier 1 Imports

Firestone

Golden Corral

Petco

Vitamin Shoppe

Shake Shack

AMERICAN EAGLE

Buckle B

maunaces

PLACE

Justice

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ROSS

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# North Edgewood Place

## Clarksville, TN 37040

FOR SALE

### Site Features

- › Located in Spring Creek
- › 1.3 AC - Zoned C-5
- › Located near the intersection of North Edgewood Place and Wilma Rudolph Blvd
- › Adjacent to Dairy Queen
- › Traffic Count: Wilma Rudolph 38,767 ADT
- › Located in the retail trade area of Clarksville. Area retailers include Walmart, Target, Kohl's, Academy Sports and Governor Square Mall

### 2019 Demographics

	1 MILE	3 MILE	5 MILE
Population	3,744	30,849	65,618
Households	1,590	12,097	25,197
Average HH Income	\$59,923	\$68,151	\$72,487
Projected Growth (2019-2024)	13.5%	13%	13%

### Sales Price

Contact Agent for Price

### Contact Us

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