

Dover Crossing Shops

74-112 Dover Crossing Rd.
Clarksville, TN 37042
Montgomery County



key features

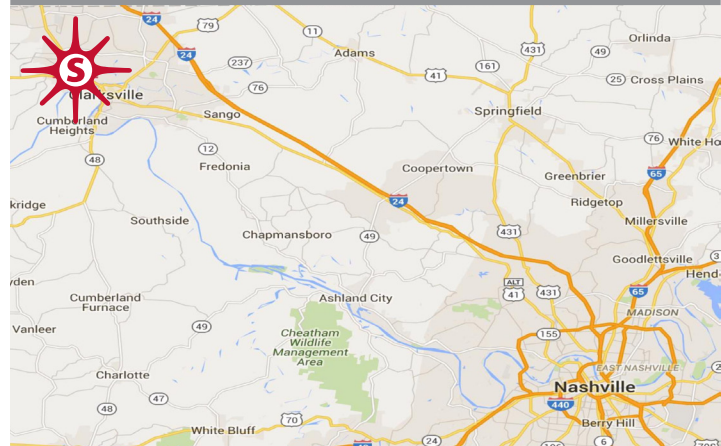
- well positioned retail center shadow-anchored by Kroger
- only two miles from Austin Peay State University with over 10,000 students
- daily traffic count: 28,846 on Fort Campbell Blvd.

demographics

	1 mile	3 miles	5 miles
population	6,692	40,989	87,717
households	2,634	15,348	33,589
average household income	\$44,717	\$51,693	\$53,703
daytime population	4,129	28,708	53,403

2016 Estimates. Source: Applied Geographic Solutions 10/2016, TIGER Geography

retail space for lease 1,330 – 7,125 sf



MarketRetail
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sandor

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UNIT TENANT

S.F.

122	CHINA BUFFET	4,376
116	CHINA BUFFET	1,400
110	KROGER - OWNED BY OTHERS	61,000
98	AVAILABLE	4,045
90	AVAILABLE	7,125
88	AVAILABLE	1,400

UNIT TENANT

S.F.

86	AVAILABLE	1,400
84	TOP NAILS	1,400
82	SUBWAY	1,400
80	SAM'S GYROS & CAFE	1,400
78	AVAILABLE	1,330
76	LA CASA MEXICAN RESTAURANT	3,576

