



849 Ringgold Rd.

Clarksville, Tennessee 37042

Property Highlights

- Convenient to Ft. Campbell Army Post
- Large open areas, bathrooms, and kitchenette
- Originally built and operated as a day care center
- 30 +/- parking spaces
- 1 +/- acre lot
- ADT- 32,000 on 101st Pkwy.
- Zoned C-5

OFFERING SUMMARY

Available SF	4,500 SF
Lease Rate	\$599,000.00
Building Size	4,500 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,178	\$54,531
3 Miles	39,375	\$50,660
5 Miles	90,130	\$50,720

For more information

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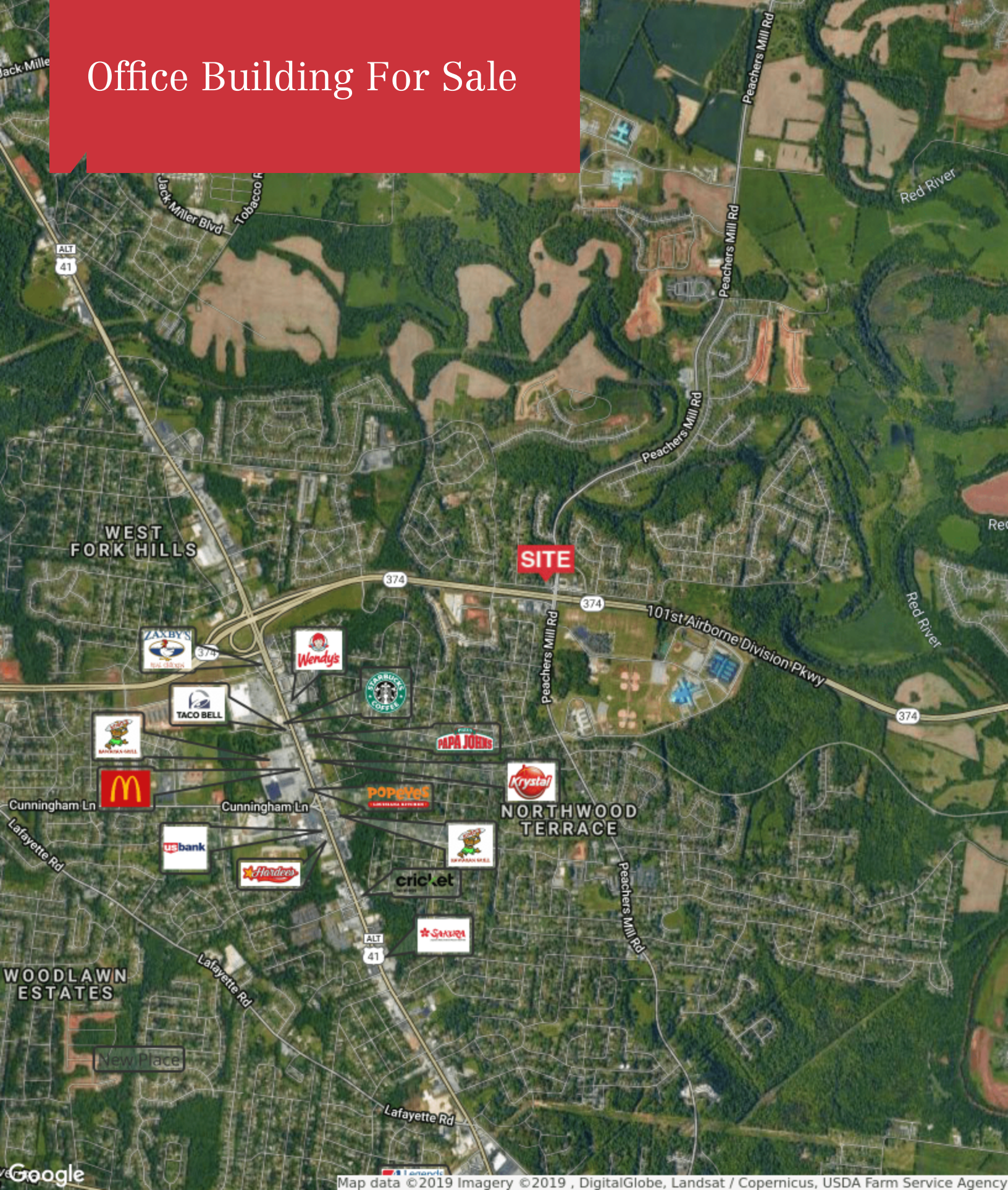
Office Building For Sale



Office Building For Sale



Office Building For Sale



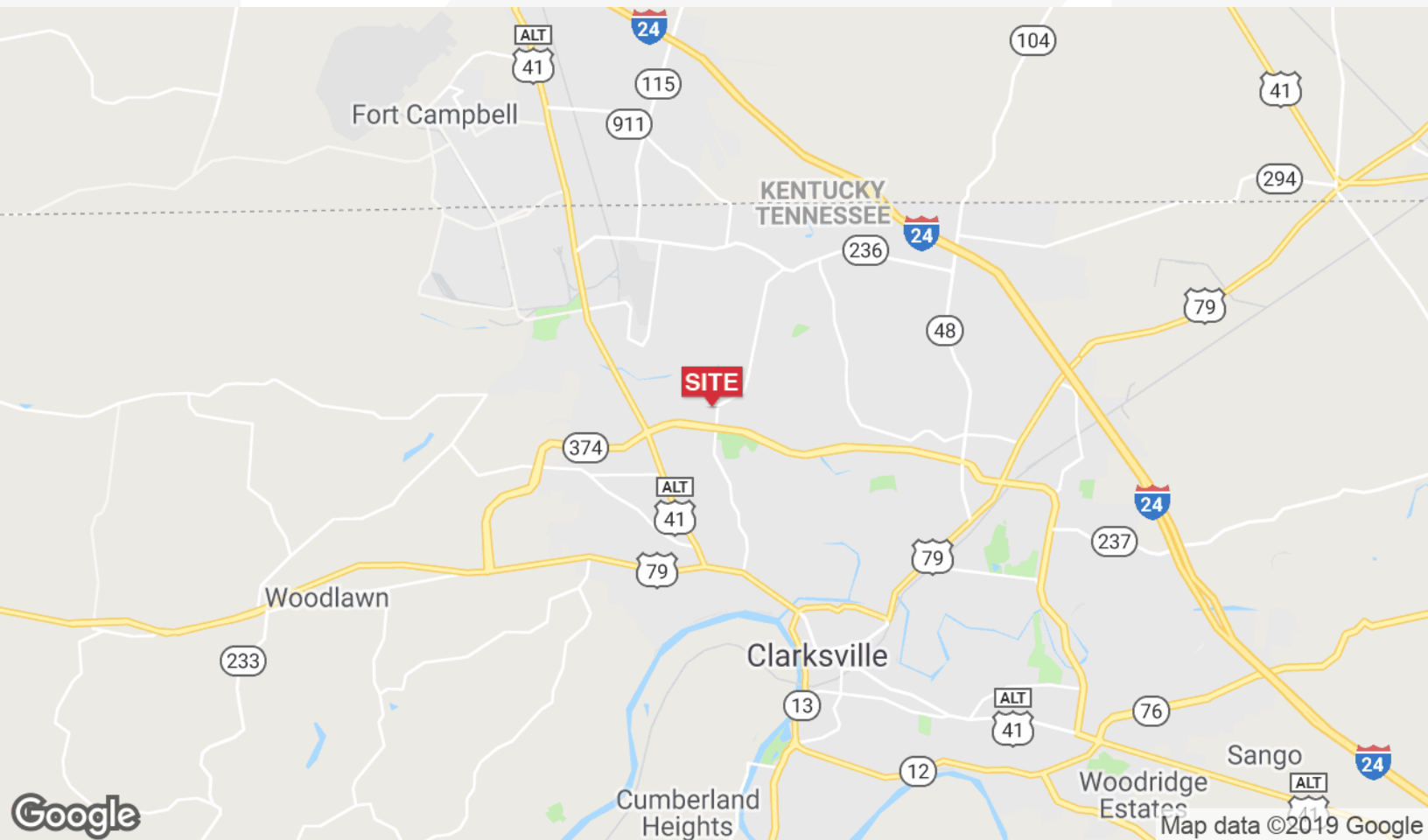
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Office Building For Sale



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Office Building For Sale



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,178	39,375	90,130
MEDIAN AGE	26.1	27.4	27.2
MEDIAN AGE (MALE)	24.9	26.8	26.9
MEDIAN AGE (FEMALE)	27.0	28.0	27.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,272	14,258	32,094
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$54,531	\$50,660	\$50,720
AVERAGE HOUSE VALUE	\$115,382	\$113,955	\$119,303

Race

	1 Mile	3 Miles	5 Miles
% WHITE	60.3%	62.5%	64.1%
% BLACK	32.9%	31.9%	30.1%
% ASIAN	3.5%	3.2%	2.8%
% HAWAIIAN	2.1%	0.6%	0.4%
% INDIAN	0.2%	0.6%	0.9%
% OTHER	3.0%	1.8%	2.0%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	8.3%	9.3%	9.7%

* Demographic data derived from 2010 US Census