

INVESTMENT OPPORTUNITY

2207 LOWES DRIVE

CLARKSVILLE, TN



ARMED FORCES DENTAL CENTER



THE OPPORTUNITY

Cushman & Wakefield is pleased to offer this 100% leased, office/retail building located in Clarksville, TN. Built in 2011, this two-tenant building features a professional setting for retail and office tenants. The 8,470 square foot building sits on 1.04 acres of land with direct access to Lowes Drive and sign visibility on Route 374 (101st Airborne Division Parkway).

OFFERING HIGHLIGHTS

- Built in 2011
- 100% leased
- Middle Tennessee is a top investment market in the Southeast and U.S.
- Middle Tennessee leads the country in job growth and population growth
- Easy access to major interstates

2207 Lowes Drive
Clarksville, Tennessee



TOTAL ACRES

1.04 Acres

TOTAL SF

8,400 SF

YEAR BUILT

2011

OCCUPANCY

100% Leased



Sign Visibility on 101st Airborne Division Parkway

TENANCY OVERVIEW



ARMED FORCES DENTAL OFFICE



MIKE'S BAR & GRILL

Lease Commencement

10/1/2014

6/14/2013

Lease Expiration Date

12/31/2023

6/30/2023

Square Feet

4,970 sf

3,500 sf

Renewal Option

Tenant shall have the right to extend Term of the lease for one (1) additional five (5) year period at a 3% annual increase. Tenant must provide written notice one hundred and eighty (180) days prior to the expiration of the lease.

None

Company Website

<https://www.armedforcesdentalcenter.com/>

n/a

LOCATION

Clarksville is situated 45 miles Northwest of Nashville on the Cumberland River and is Tennessee's fifth largest city. Voted the #1 Place To Live In America by MONEY.COM, Clarksville is one of Tennessee's fastest growing cities. Located in Montgomery County, Clarksville is within a day's drive from 76% of the country's population.

www.clarkvillechamber.com

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- 1 Chili's Bar & Grill
 - 2 Lowe's
 - 3 Home Depot
 - 4 T.J. Maxx
 - 5 Starbucks
 - 6 Target
 - 7 Governor's Square Mall
 - 8 Walmart
 - 9 Kohl's
 - 10 Cracker Barrel
 - 11 Sam's Club
 - 12 Hilton Garden Inn
 - 13 Texas Roadhouse

2207 Lowes Drive



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2207 LOWES DRIVE CLARKSVILLE, TN

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