INVESTMENT OPPORTUNITY 2207 LOVES DRIVE CLARKSVILLE, TN



FORCES DENTA

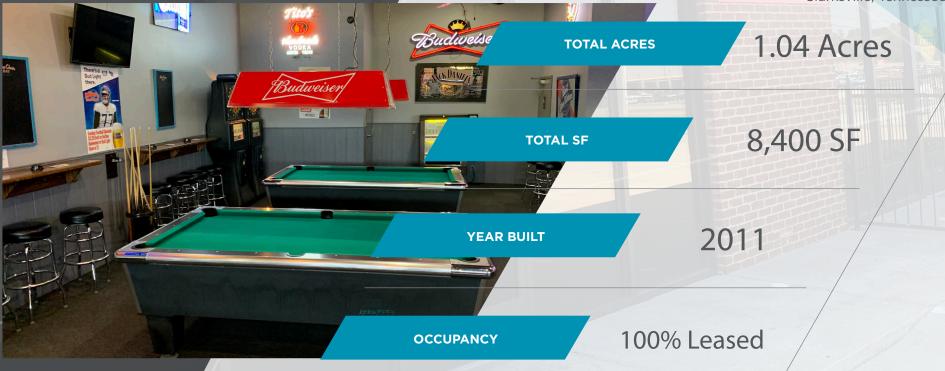
THE OPPORTUNITY

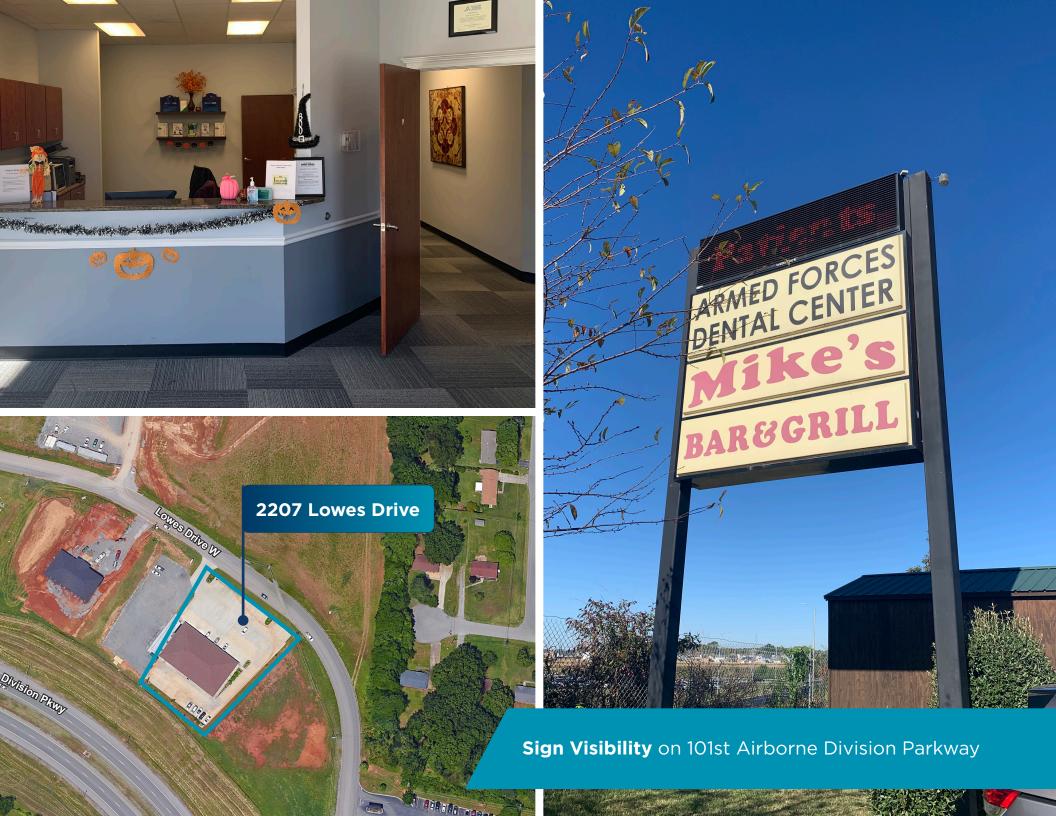
Cushman & Wakefield is pleased to offer this 100% leased, office/retail building located in Clarksville, TN. Built in 2011, this two-tenant building features a professional setting for retail and office tenants. The 8,470 square foot building sits on 1.04 acres of land with direct access to Lowes Drive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





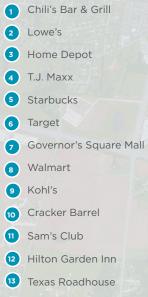
TENANCY **OVERVIEW**

	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.	
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 Montogomery County, Clarksville is within a day's drive from 76% of the country's population.

www.clarksvillechamber.com



2207 Lowes Drive

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101 Airborn Division Pwky





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