

For Sale

Commercial Property

\$1,200,000.00



3151 Hwy 41-A South

Clarksville, Tennessee 37043

Property Highlights

- Commercial development opportunity in rapidly growing sub-market
- Split zoning C-/ RM-2
- Potential Retail/ Office/ Commercial
- 41- A Recently expanded to 5 lanes
- 3.9 +/- acre tract with 260 +/- feet of road frontage
- Located across from proposed 700 unit single family residential development

OFFERING SUMMARY

| | |
|----------------------|----------------|
| Sale Price | \$1,200,000.00 |
| Lot Size | 3.9 +/- acres |
| Building Size | 2,480 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|----------------|------------|----------------|
| 1 Mile | 1,331 | \$83,176 |
| 3 Miles | 9,058 | \$83,458 |
| 5 Miles | 27,535 | \$72,224 |

[VIEW DRONE VIDEO](#)

For more information

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Additional Photos



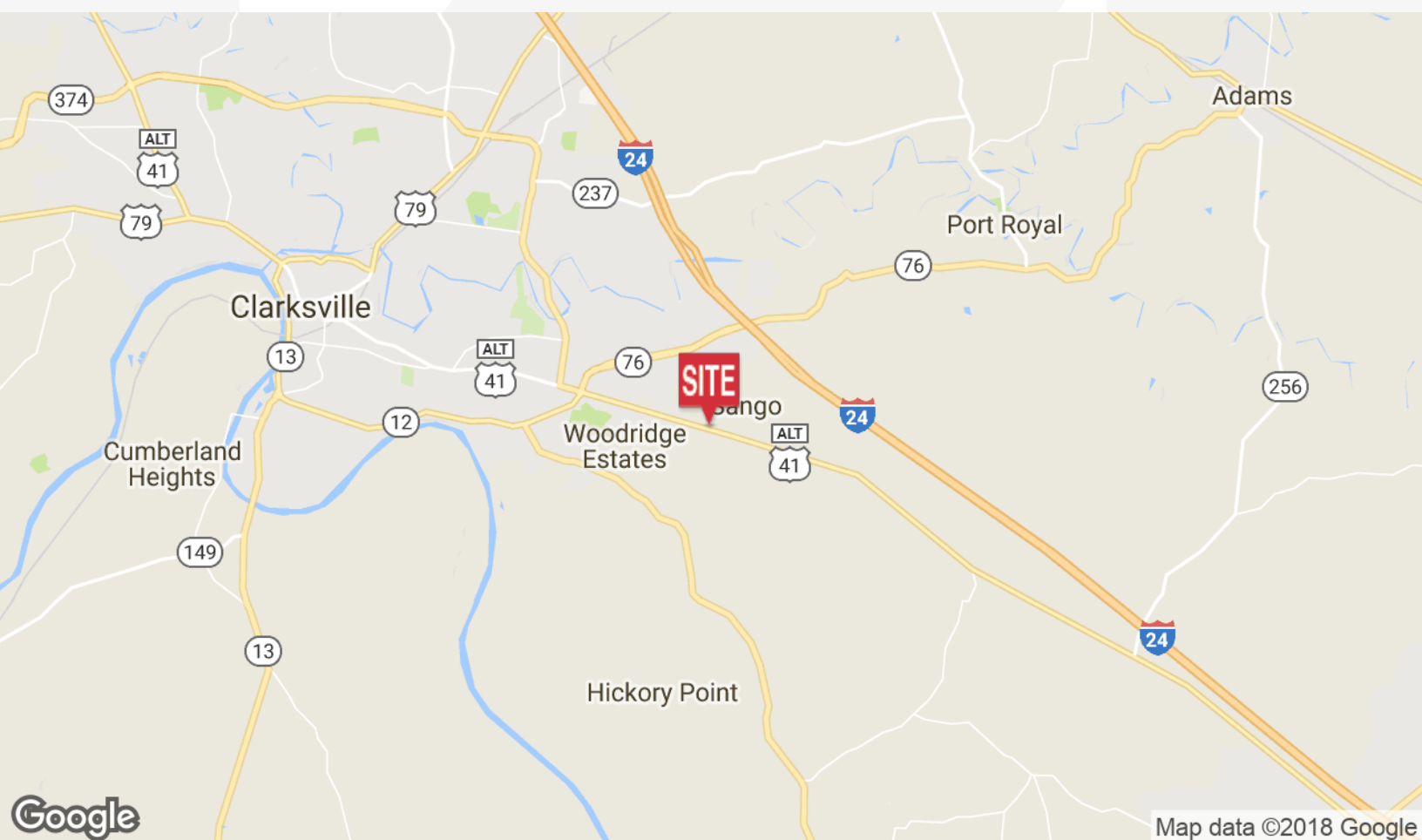
For Sale

Retail Property

\$1,200,000



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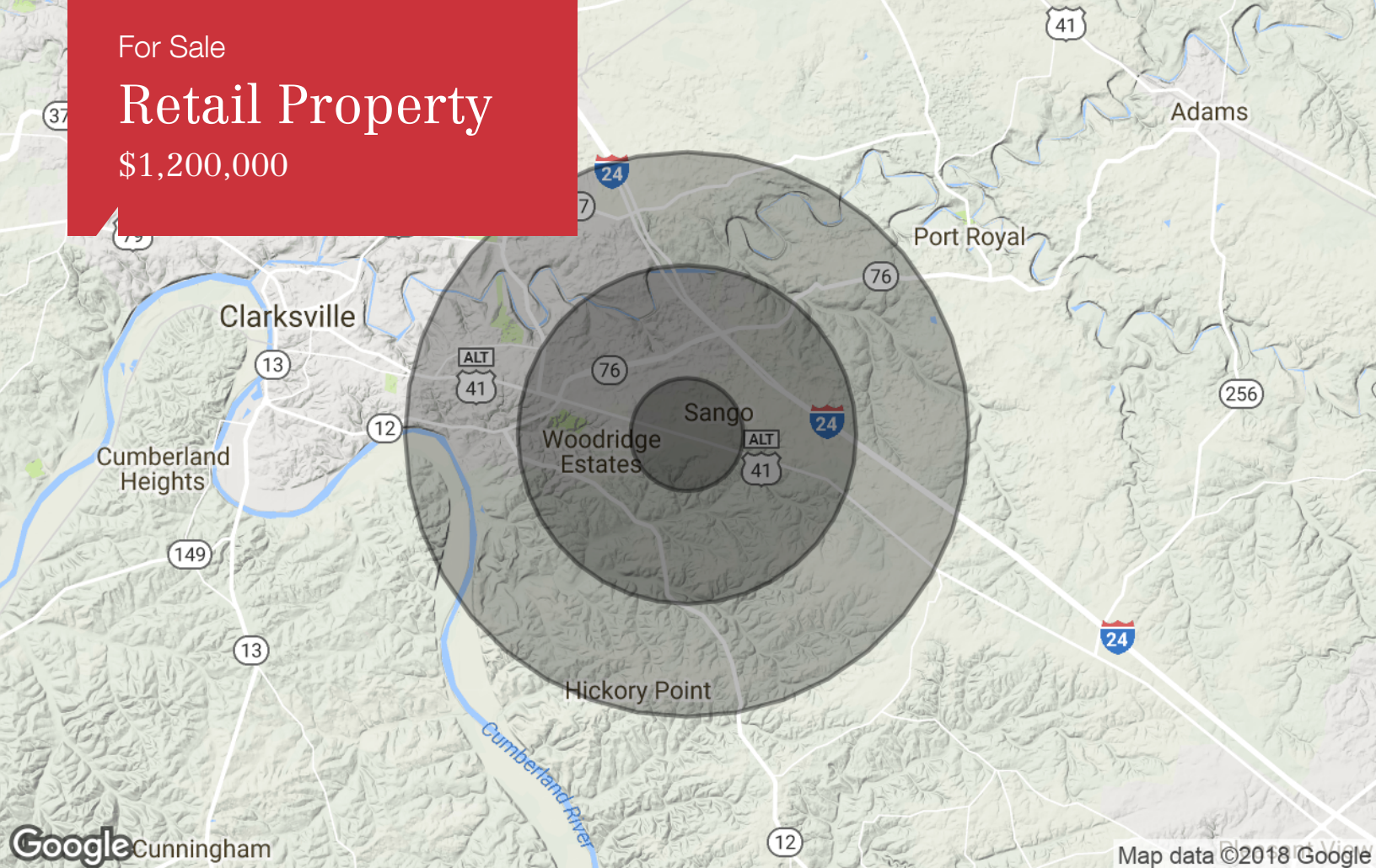


Map data ©2018 Google

For Sale

Retail Property

\$1,200,000



Population

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 1,331 | 9,058 | 27,535 |
| MEDIAN AGE | 37.5 | 37.4 | 37.7 |
| MEDIAN AGE (MALE) | 34.4 | 34.8 | 35.0 |
| MEDIAN AGE (FEMALE) | 39.3 | 39.1 | 39.8 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 471 | 3,263 | 10,737 |
| # OF PERSONS PER HH | 2.8 | 2.8 | 2.6 |
| AVERAGE HH INCOME | \$83,176 | \$83,458 | \$72,224 |
| AVERAGE HOUSE VALUE | \$183,747 | \$182,365 | \$169,881 |

Race

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % WHITE | 89.7% | 89.9% | 89.2% |
| % BLACK | 6.3% | 6.4% | 8.1% |
| % ASIAN | 3.5% | 3.0% | 2.3% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.0% | 0.1% | 0.1% |
| % OTHER | 0.5% | 0.5% | 0.3% |

Ethnicity

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % HISPANIC | 4.5% | 4.8% | 5.1% |

* Demographic data derived from 2010 US Census