

# FOR SALE

501 Dunlop Lane  
Clarksville, TN 37040

## ±67.5 ACRES

MIKE BAGGETT  
+1 615 850 2777  
Mike.Baggett@colliers.com

TONY VAUGHN  
+1 615 850 2731  
tony.vaughn@colliers.com

COLLIERS INTERNATIONAL | NASHVILLE  
+1 615 850 2700  
www.colliers.com/en-us/nashville



CLARKSVILLE  
INDUSTRIAL PARK







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Clarksville, TN 37040

**FOR SALE**

## Site Features

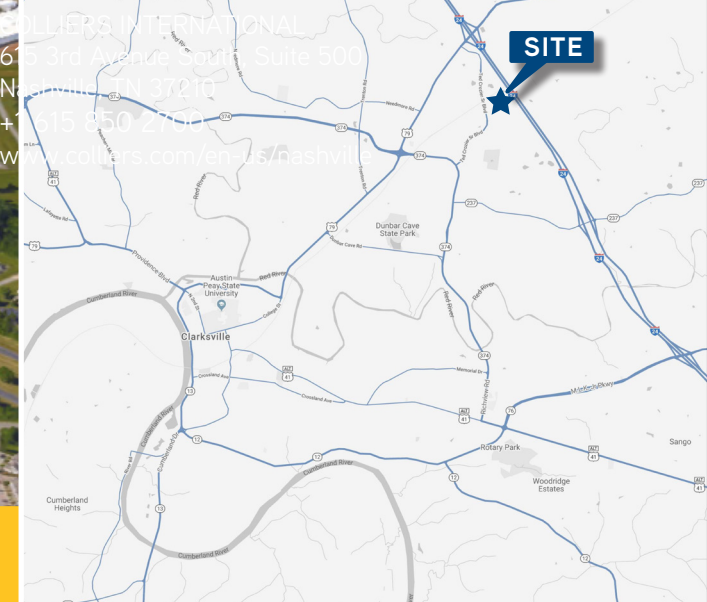
- › Adjacent to Tennova Healthcare Center
- › Zoned C-5 (Highway & Arterial Commercial District)
- › Excellent location for residential or retail use
- › Excellent visibility along I-24
- › High growth area with new and existing residential subdivisions, schools, and retail along Dunlop Lane, Wilma Rudolph Blvd and Warfield Blvd
- › Well-positioned with easy access to Wilma Rudolph Blvd and Warfield Blvd

## 2018 Demographics

	1 MILE	3 MILE	5 MILE
Population	3,600	22,889	63,178
Average HH Income	\$55,337	\$66,154	\$74,094
Traffic Count	54,719 on I-24		

## Sales Price

**\$3,750,000**



## Contact Us

**MIKE BAGGETT**

615 850 2777

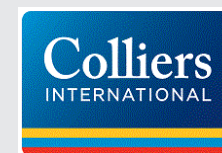
[mike.baggett@colliers.com](mailto:mike.baggett@colliers.com)

**TONY VAUGHN**

615 850 2731

[tony.vaughn@colliers.com](mailto:tony.vaughn@colliers.com)

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**COLLIERS INTERNATIONAL**  
615 3rd Avenue South  
Suite 500  
Nashville, TN 37210  
615 850 2700  
[www.colliers.com/nashville](http://www.colliers.com/nashville)