

FOR LEASE

±3,576 Restaurant Space Available
Located in the Dover Crossing Shops Anchored
by Kroger in Clarksville, TN

76 Dover Crossing Shops, Clarksville, TN 37042



HIGHLIGHTS

- Kroger Shopping Center Anchored
- 2nd Generation Restaurant Space
- ±3,576 Square Feet
- Lease Rate: \$3,500.00 per month, MG
- Grease Trap on site
- Beautiful Build-out (Formerly La Casa Taqueria)
- Intersection of Ft. Campbell Blvd and Dover Crossing Rd
- Strategically Located 2 miles from Downtown Clarksville & Austin Peay University
- Fort Campbell Community
- Traffic Count on Ft. Campbell Blvd: >31,000 cars per day

LIST OF CURRENT TENANTS

- Kroger
- Subway
- Taste City Chinese Buffet
- Boost Mobile
- Sam's Gyros
- Fancy Beauty Supplies
- Top Nails
- Home Furnishings



Paul M. Myers, MPRE
Vice President
C: 615.598.4848
pmyers@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Lease
±3,576 SF
Retail Space

76 Dover Crossing Shops
Clarksville, TN 37042
Montgomery County

CHARLES
HAWKINS CO.

DEMOGRAPHICS / AERIAL

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
 Population	6,587	42,837	91,155
 HH Income	\$41,966	\$43,295	46,179
 Number of Households	2,487	15,405	33,705



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