

FOR LEASE/SALE

120 South Hampton Place

CLARKSVILLE, TN 37040



MIKE BAGGETT

615 850 2777

mike.baggett@colliers.com

TONY VAUGHN

615 850 2731

tony.vaughn@colliers.com

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LOCATED IN CLARKSVILLE, TN

Prominently located in the Retail Sub District of Wilma Rudolph Blvd / Guthrie Hwy Corridor - a five mile long retail corridor connecting with I-24.

Clarksville:

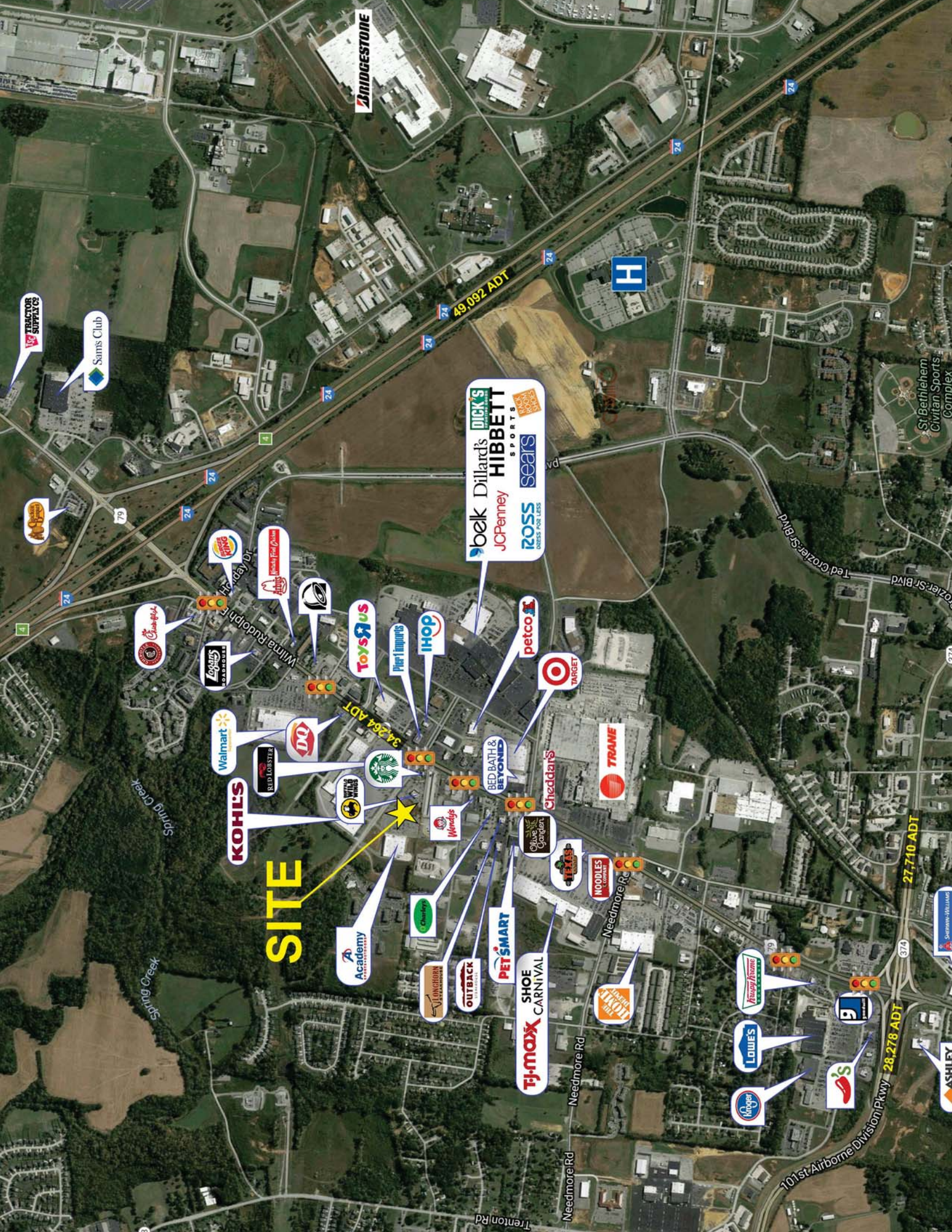
- Ranked 19th City for U.S. Job Growth (*Source: 24/7 Wall Street 2016*)
- Has an affordable cost of living, 12% lower than the National average.
- Ranked 7th City for Millennial Home Sales

RESTAURANT SPACE

Full service restaurant space built in 2016. A 8,495 SF building configured to include an entry vestibule/reception area, customer waiting area, bar/dining area, open and partitioned dining areas, restrooms, a to-go service counter and waiting area and a commercial kitchen that includes preparation and storage area, as well as walk-in cooler/freezers.

- > Built in 2016
- > Flooring consist of stained concrete, various tiles and carpet
- > Lighting: combination of fluorescent and incandescent in a variety of fixture types
- > Men's and women's restrooms to code
- > Rooftop HVAC system





SITE

TRACTOR SUPPLY CO.

Sams Club

Wendy's

Chick-fil-A

Walmart

Red Lobster

Logan's Roadhouse

Wendy's

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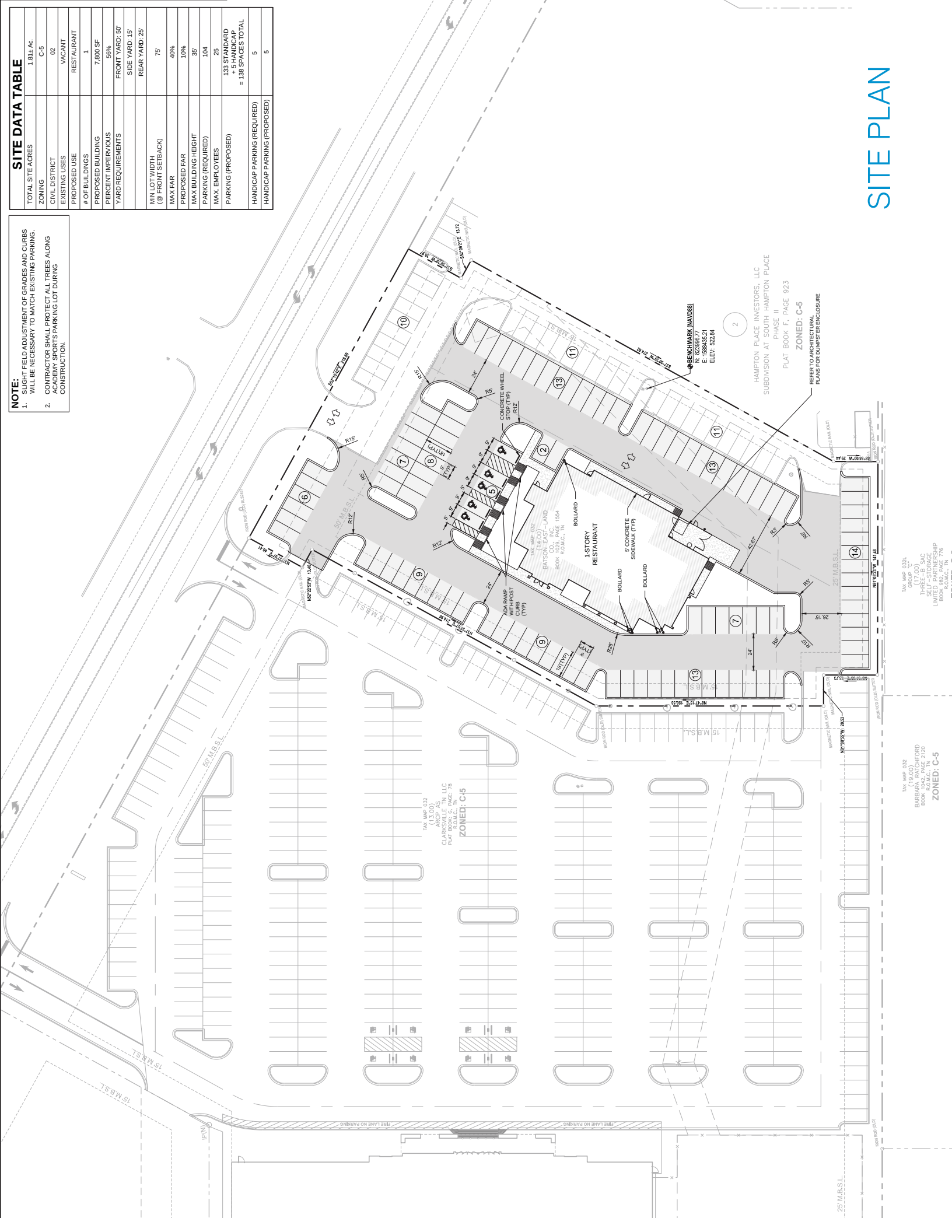
Wendy's

Wendy's

Wendy's

SITE DATA TABLE	
TOTAL SITE ACRES	1.81± AC.
ZONING	C-5
CIVIL DISTRICT	02
EXISTING USES	VACANT
PROPOSED USE	RESTAURANT
# OF BUILDINGS	1
PROPOSED BUILDING	7,800 SF
PERCENT IMPERVIOUS	56%
YARD REQUIREMENTS	
FRONT YARD: 50'	
SIDE YARD: 15'	
REAR YARD: 25'	
MIN LOT WIDTH (Ø FRONT SETBACK)	75'
MAX FAR	40%
PROPOSED FAR	10%
MAX BUILDING HEIGHT	35'
PARKING (REQUIRED)	104
MAX. EMPLOYEES	25
PARKING (PROPOSED)	133 STANDARD SPACES + 5 HANDICAP SPACES = 138 SPACES TOTAL
HANDICAP PARKING (REQUIRED)	5
HANDICAP PARKING (PROPOSED)	5

- NOTE:**
- SLIGHT FIELD ADJUSTMENT OF GRADES AND CURBS WILL BE NECESSARY TO MATCH EXISTING PARKING.
 - CONTRACTOR SHALL PROTECT ALL TREES ALONG ACADEMY SPORTS PARKING LOT DURING CONSTRUCTION.



SITE PLAN



SIGNAGE

- > Pylon signage available on the Spring Creek pylon sign
- > Monument sign at entrance
- > Signage on building



PARKING

138 spaces

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,502	31,474	68,170
AVG HH INCOME	\$55,224	\$65,077	\$66,971

TRAFFIC 34,264 VPD ON WILMA RUDOLPH

LEASE/SALE RATE

Contact listing agent.

PROPERTY TAXES

\$14,024.74 - 2016



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COLLIERS INTERNATIONAL | 615 3rd Avenue South Suite 500 | Nashville, TN 37210 | 615-850 2700 | www.colliers.com

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