

# Shoppes At Peachers Mill

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## Retail Space For Lease

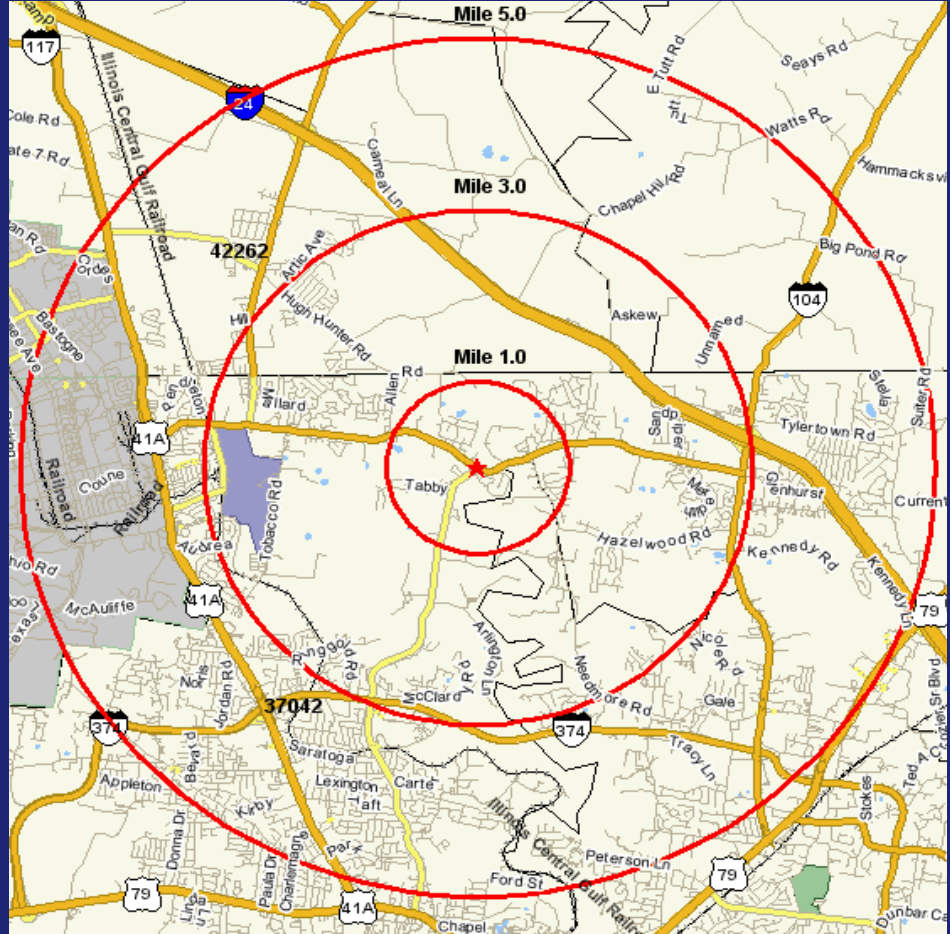


## 2,775 End Cap - Retail Space Available

- 61,510 SF Shopping Center anchored by a 45,000 SF Publix Super Market
- Traffic counts on Tiny Town Road in excess of 26,000 vehicles per day (TDOT 2015)
- Immediate trade area in excess of 40,000 people within 3 miles
- Projected population in excess of 113,000 within a 5 mile radius by 2021
- Over 3,000 approved residential units within the immediate area
- Fully signalized intersection with access and visibility on two major roadways
- Close proximity to Fort Campbell, nearly 63,000 active military and family members
- Over 100% population growth rate within 3 miles since 2000, including 4 new schools within 2 miles

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# Clarksville, Tennessee



	1 mile	3 miles	5 miles
<b>Population</b>			
2021 Projection	6,449	44,817	113,953
2016 Estimate	5,756	40,184	102,105
2010 Census	4,301	33,081	88,472
2000 Census	2,082	17,850	64,138
Growth 2016 - 2021	12.04%	11.53%	11.60%
Growth 2000 - 2016	176.46%	125.12 %	59.20%
<b>Households</b>			
2021 Projection	2,191	16,026	41,277
2016 Estimate	1,945	14,308	36,767
2000 Census	676	6,014	20,813
Growth 2016 - 2021	12.65%	12.01%	12.27%
Growth 2000 - 2016	224.11%	166.48%	98.32%
<b>Average Household Income</b>	<b>\$69,085</b>	<b>\$61,697</b>	<b>\$57,107</b>

Source: Applied Geographic Solutions 04/2016

Leased by:



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