

FOR LEASE > RETAIL SPACE



# Clarksville Square

1039 SOUTH RIVERSIDE DRIVE, CLARKSVILLE, TN 37040



## Building Amenities

- > Community center located in the heart of Clarksville
- > Centrally located near Fort Campbell Military Base and Austin Peay State University
- > Pylon signage available
- > Traffic Count: 30,453 VPD on South Riverside Drive
- > 2017 NNN = \$1.20/SF

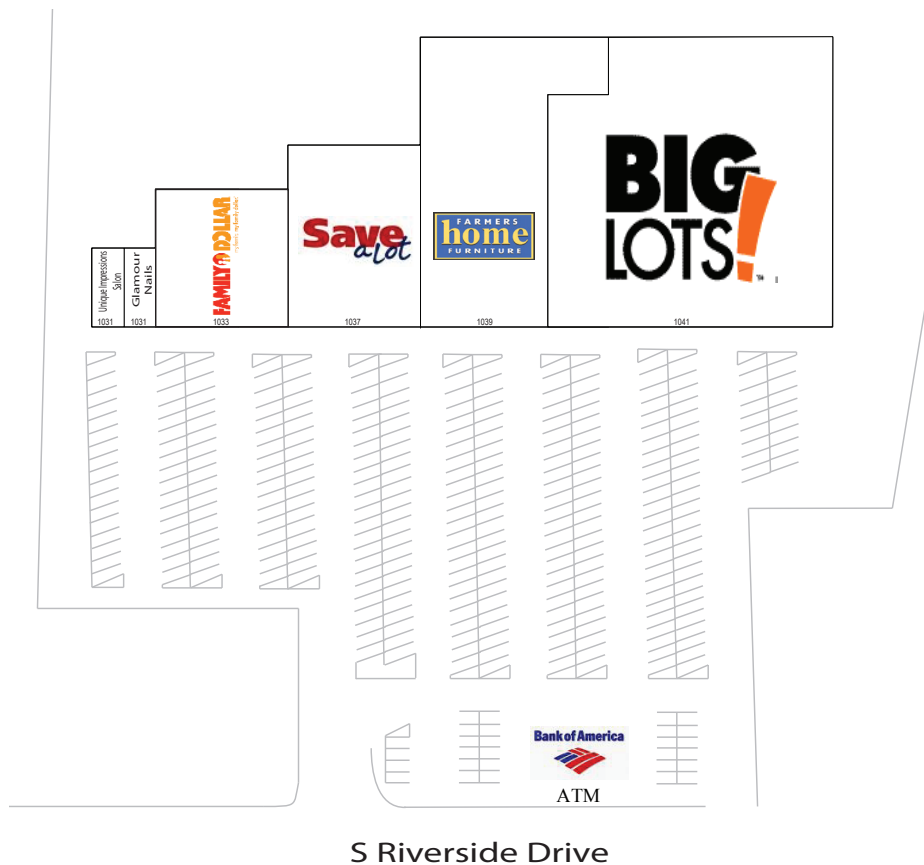


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

AGENT: MICHAEL TAYLOR  
DIR: 615 850 2792  
NASHVILLE, TN  
michael.taylor@colliers.com

COLLIERS INTERNATIONAL  
523 3rd Avenue South  
Nashville, TN 37210  
615 850 2700  
www.colliers.com

## Site Plan



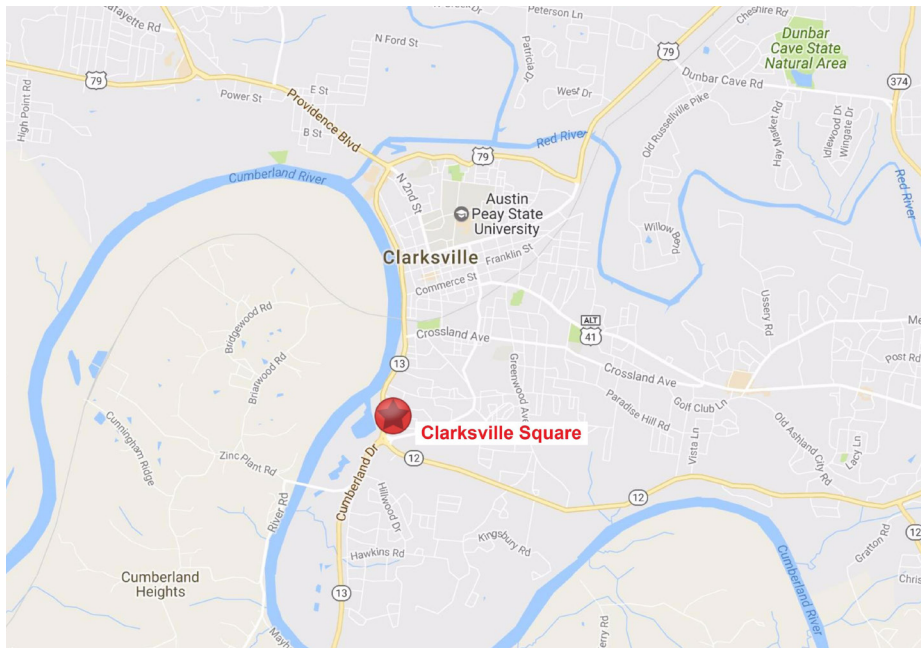
## Tenants

SUITE	TENANT	SF
1A	Big Lots	40,894
1C	Farmers Furniture	18,680
2	Save-A-Lot	12,150
3 & 4	Dollar Tree	9,000
5	Glamour Nails	1,200
6	Unique Impressions	1,200

## Demographics-2016

	1 MILE	3 MILE	5 MILE
Population	4,697	28,733	66,322
Avg HH Income	\$44,795	\$44,017	\$53,394
Traffic Count	30,453 VPD on S Riverside Drive (2015)		

## Location



## Contact Us

AGENT: MICHAEL TAYLOR

DIR: 615 850 2792

NASHVILLE, TN

[michael.taylor@colliers.com](mailto:michael.taylor@colliers.com)

COLLIERS INTERNATIONAL

523 3rd Avenue South

Nashville, TN 37210

615 850 2700

[www.colliers.com](http://www.colliers.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

