

FOR SALE > RETAIL LAND

# Commercial Land

1480 MADISON STREET, CLARKSVILLE, TN 37040



## Site Features

- > 1 AC to 3.87 AC
- > Zoned C-2
- > Traffic Count: 20,492 ADT

## Demographics

	1 Mile	3 Miles	5 Miles
Population	5,560	33,587	71,050
Households	2,318	13,857	27,974
Average HH Income	\$48,799	\$53,323	\$56,103

Frontage Outlots: \$10.00/SF  
Entire Tract: \$7.00/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: ZAC CYPRESS CCIM  
DIR: 615 850 2746  
NASHVILLE, TN  
zac.cypress@colliers.com

AGENT: MIKE BAGGETT  
DIR: 615 850 2777  
NASHVILLE, TN  
mike.baggett@colliers.com

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