

FOR SALE > COMMERCIAL PROPERTY

Madison Street & Wilson Road

2631 MADISON STREET, CLARKSVILLE, TN 37043



Property Overview

- > **Size:** +/- 23.8 AC
- > **Price:** \$9,330,000
- > **Price per AC:** \$9.00/SF
- > **Zoning:** C-5 (Highway Arterial Commercial District)
- > **Overlay:** Madison Street Corridor Overlay
- > **Traffic Count:** 18,148 ADT (2013)
- > Will subdivide

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Area Overview



Clarksville, TN is the fifth-fastest growing city in the nation and is within the second-fastest growing MSA in the nation. Between 2002 and 2012, the Montgomery County population has experienced a dramatic increase in population of 34%. One out of every seven residents is new to the county.

With a median age of 30 years old, the Clarksville-Montgomery County metro area population growth has been fueled by a rise in young families with children. The population of children under the age of 10 has surged 35% since 2006.

Clarksville-Montgomery County is located in the highly competitive Middle Tennessee regional market, which is currently experiencing rapid job growth. Regional and State economic development organizations have a history of partnering to successfully recruit major employers to the area. As a satellite community of Nashville, TN (MSA Population of 1,757,912), Clarksville is benefitting from the vibrant energy and upbeat attitude spreading throughout Middle Tennessee. The new Hankook Tire development is a direct result of the area's ability to attract and retain quality employees, and the State and local economic development programs.



Demographic Overview

	1 Mile	3 Mile	5 Mile
2000 Population	2,264	15,569	33,181
2010 Population	3,432	19,993	41,591
2015 Population (Estimated)	3,806	21,878	45,932
2020 Population (Projected)	4,276	24,506	51,453
2000 Households	809	6,109	13,004
2010 Households	1,307	7,987	16,549
2015 Households	1,505	9,031	18,870
2020 Households	1,685	10,075	21,065
Projected Annual Growth 2015 to 2020	2.4%	2.3%	2.3%
2015 Median Age	38.1	39.0	37.4
2015 Average Household Income	\$84,261	\$76,245	\$69,785
2015 Median Household Income	\$70,906	\$63,096	\$57,776
2015 Per Capita Income	\$33,393	\$31,541	\$28,758
2015 Households by Income			
<\$15,000	3.4%	8.7%	11.9%
\$15,000 - \$24,999	5.2%	8.1%	9.4%
\$25,000 - \$34,999	8.2%	9.2%	11.0%
\$35,000 - \$49,999	13.0%	14.4%	14.2%
\$50,000 - \$74,999	24.3%	19.1%	19.1%
\$75,000 - \$99,999	15.2%	15.4%	13.0%
\$100,000 - \$149,999	18.4%	16.1%	13.7%
\$150,000 - \$199,999	10.7%	6.5%	5.0%
\$200,000+	1.6%	2.5%	2.7%
Daytime Demographics			
Total Businesses	120	794	1,621
Total Employees	1,176	6,863	15,502