



Property Highlights

New Project! Single-Tenant Building and 10,125 SF Strip Center **across the street from the New Publix Development** at I-24 and Highway 76 in Clarksville, Tennessee.

Property will have cross-access through the **New RaceTrac** back to the light at Highway 76 and Fire Station Road.

Austin Peay (10,344 students) located just 10 minutes away.

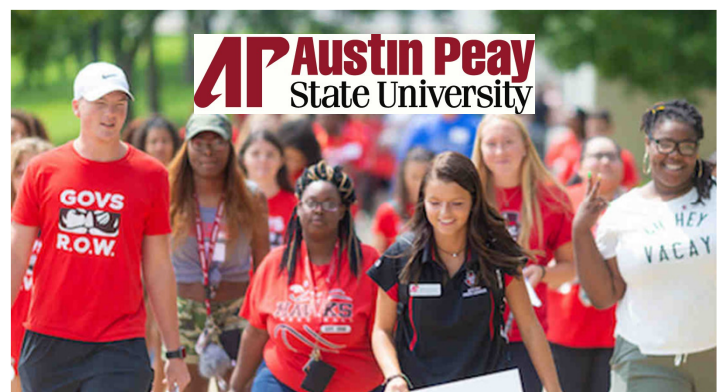
Located right off I-24 (Traffic Counts of 59,819 VPD), which provides quick access for commuters traveling to and from Nashville.

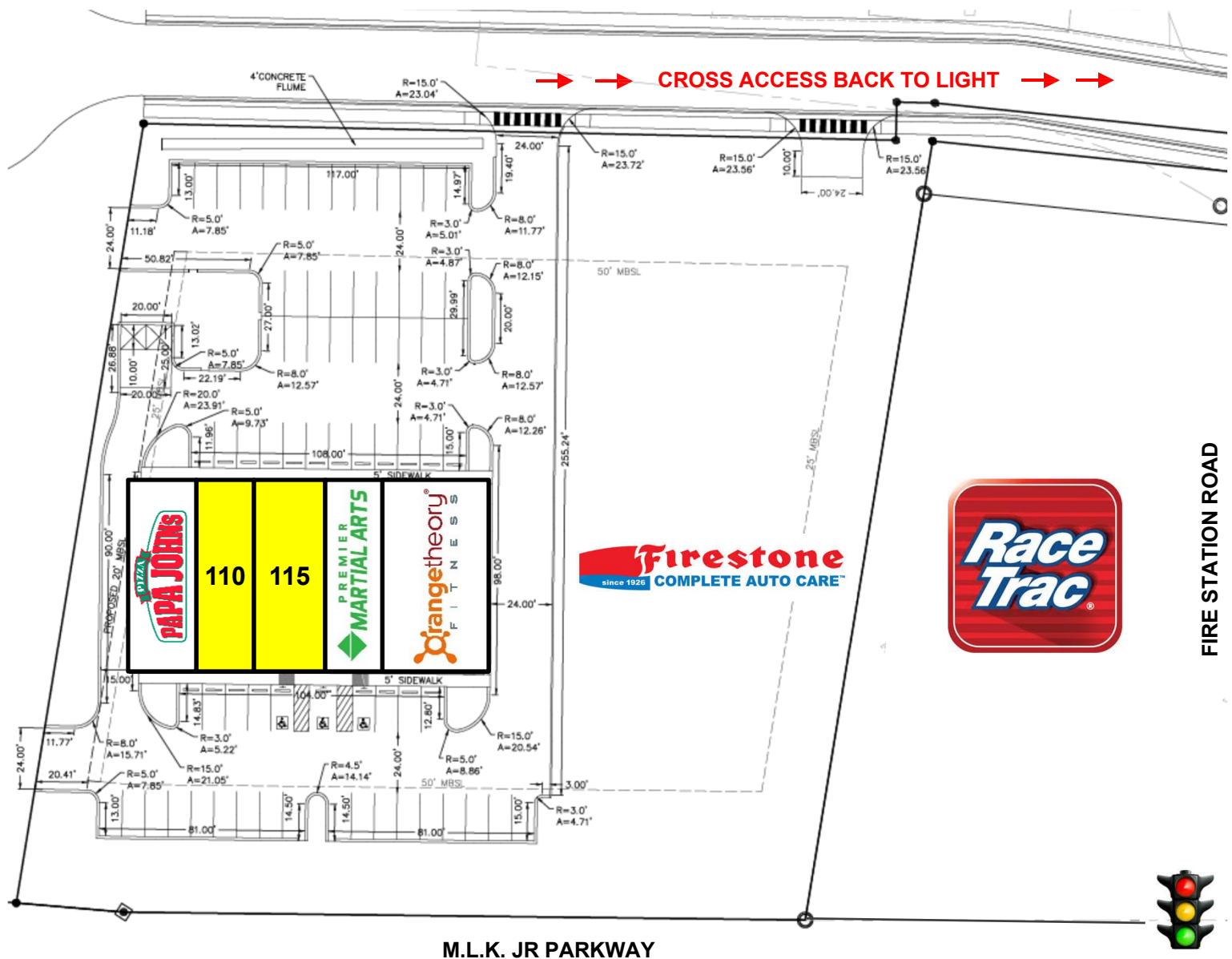
Clarksville is seeing tons of new development, including the \$250 million LG Electronics plant, a \$800 million Hankook Tire plant, and the **new Google data center (1,070 new jobs)**.

Total Population
Daytime Employees
Median HH Incomes

3-mile	5-mile	10-mile
19,221	41,432	132,853
6,954	14,840	51,639
\$75,667	\$63,452	\$51,674

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.





SUITE	TENANT	DIMENSION	SIZE (SF)
105	Papa John's	25' x 75'	1,875
110	AVAILABLE	18' x 75'	1,350
115	AVAILABLE	26' x 75'	1,950
120	Premier Martial Arts	20' x 75'	1,500
125	Orangetheory Fitness	46' x 75'	3,450