

# WALKER FARMS

SWC of 101st Airborne Parkway & Trenton Road, Clarksville, TN 37040

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

The city of Clarksville is located approximately 40 miles Northwest of Nashville, and it is the county seat of Montgomery County (+/- 200,000 Pop.). With a population of more than 150,000, the city is the 5th largest city in Tennessee, and it serves as a regional hub for numerous Kentucky and Tennessee communities. Both Austin Peay State University (10,344 enrollment) and the Fort Campbell Army Base (+/- 30,000 Active Duty Military) are located in Clarksville, and the top 3 employers are Tennova Healthcare, Trane Companies, and the City of Clarksville but ATLASBX, Google, Hankook Tires and LG have all made significant investments in the past 5 years.

### PROPERTY HIGHLIGHTS

- New Publix anchored Shopping Center
- Spring 2022 Delivery
- Phase 1: +/- 8,400 SF of Shop Space and Outparcels ranging from 0.70-1.50 Acres
- Located at the signalized intersection of 101st Airborne Div Pkwy & Trenton Rd (39,050 Total VPD), the property is ideally situated to service Wilma Rudolph Blvd corridor. It is centrally located in the market, and due to the accessibility via main thoroughfares, the location can service the bulk of the Clarksville population



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,262	39,606	83,102
Daytime Population	2,271	38,704	75,147
Households	1,173	14,524	30,048
Average HH Income	\$74,639	\$72,356	\$71,530

### EXCLUSIVE AGENT(S)

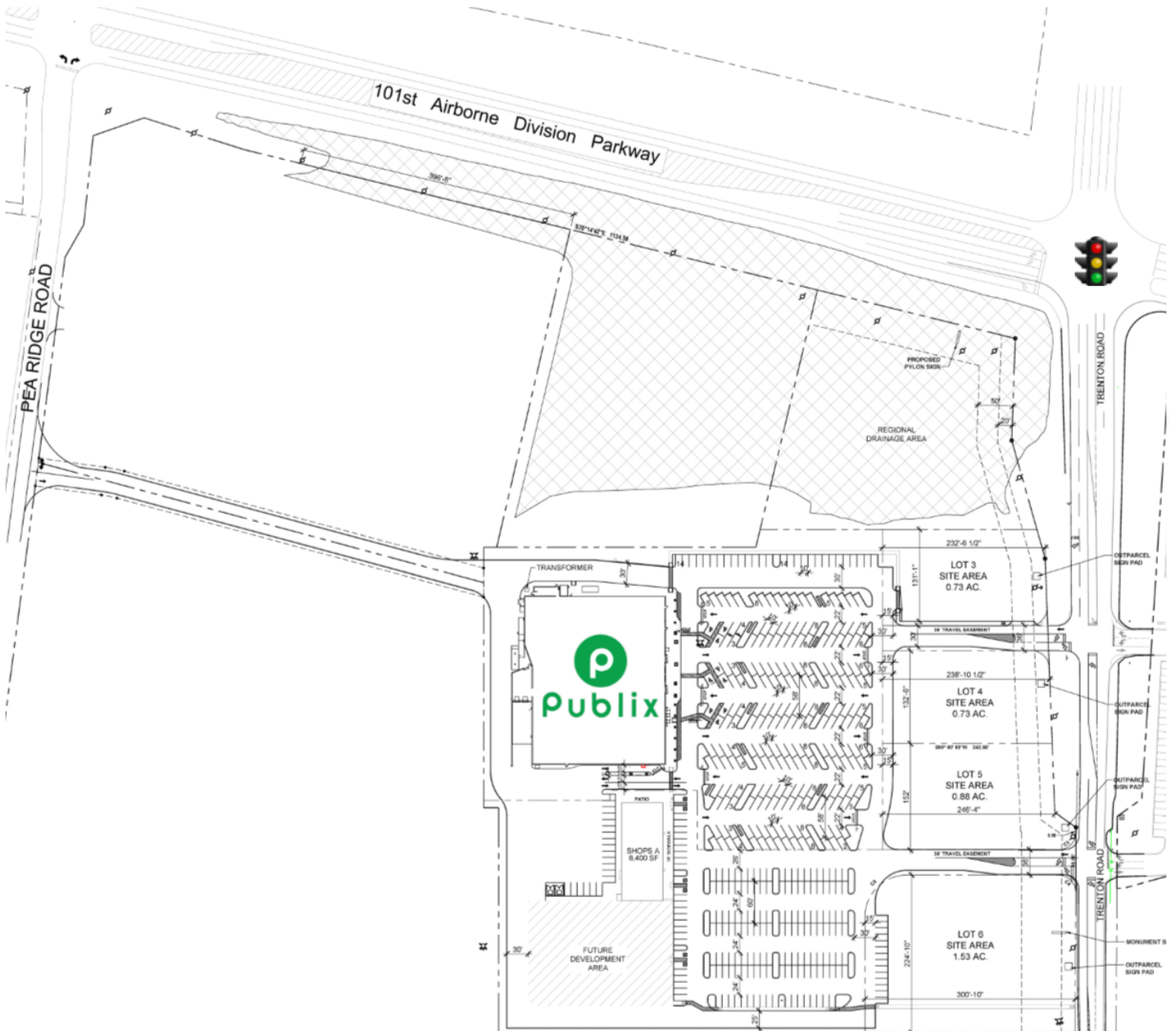
REECE LOVELL • reece.lovell@tscg.com • 615.259.0200



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## SITE PLAN



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