



For Sale

115 W Concord Drive Clarksville, TN

 **JLL** SEE A BRIGHTER WAY



Primary Economic & Demand Drivers

- **Fort Campbell Military Base**

Straddling the TN/KY border, Fort Campbell is one of the largest military installations in the U.S. It provides a steady, recession-resilient foundation for off-post housing, service-oriented retail, and recurring population turnover as service members and military families relocate or transition into the local civilian workforce.

- **Austin Peay State University (APSU)**

Located in downtown Clarksville with an enrollment of ~9,500+ students, APSU anchors the downtown core and generates demand for student housing, multifamily rentals, retail, and entertainment venues.

- **Nashville Spillover & Relative Affordability**

Davidson and Williamson counties. This continues to attract commuters, first-time homebuyers, and regional logistics operations.

Commercial Real Estate Characteristics by Sector

- **Retail & Service Commercial**

- Key Corridors: Wilma Rudolph Boulevard (primary retail vein with national credit tenants and dining), Fort Campbell Boulevard (value/service-oriented retail catering to base traffic), and Madison Street.

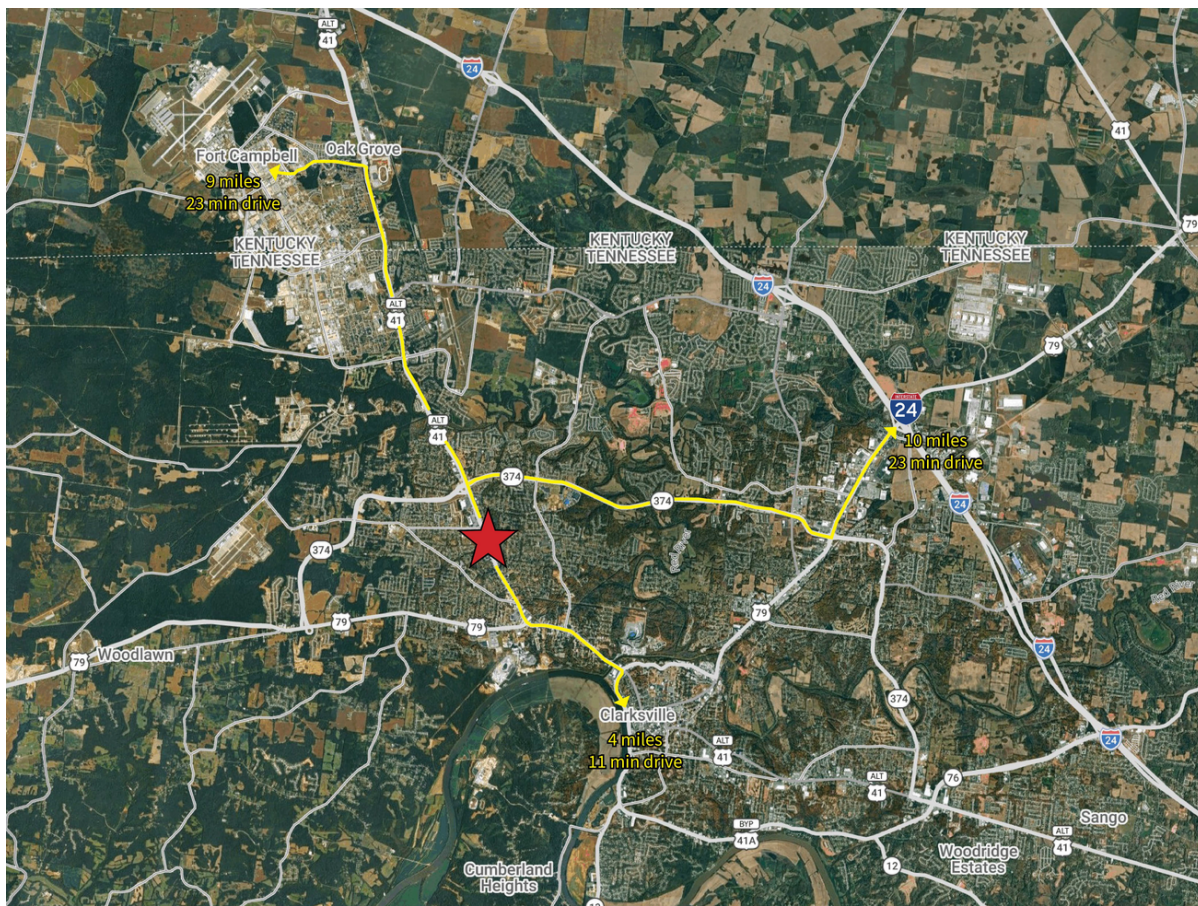
- **Multifamily & Residential**

- A balanced-to-strong market characterized by steady apartment demand from young professionals, military personnel, and university students.
- Ongoing single-family and build-to-rent development to address regional housing demand.

- **Specialized & Medical Commercial**

- High demand for childcare/daycare facilities, urgent care, and specialized medical office space, driven by the young demographic profile of military and industrial worker households.

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Property Highlights

- 2.6 AC
- CS Zoning
- 4 miles south of Fort Campbell / North of Downtown Clarksville
- Middle TN's fastest growing real estate market

Ben Mosley, MCRIS
Managing Director
ben.mosley@jll.com
+1 615 364 7015

Will Toffey
Associate
will.toffey@jll.com
+1 774 487 2784

JLL
1801 West End Ave, Ste 1200
Nashville, TN 37203
+1 615 928 5300