

**FOR LEASE**

**± 3,800 SF F&B, RETAIL, OFFICE**

131 STRAWBERRY ALLEY, CLARKSVILLE, TN 37040



CONTACT BROKER FOR LEASE RATE



## PROPERTY OVERVIEW

Located within the historic Clarksville Federal Building & former U.S. Post Office est. 1935, this space offers a unique opportunity for retail, restaurant, creative office, or entertainment users in the heart of Downtown Clarksville. The space features a dedicated entrance directly off Strawberry Alley and benefits from strong visibility and walkability within the historic downtown district.

The property is anchored by The Mailroom restaurant, a well-established downtown destination, creating built-in traffic and synergy for complementary retail or food and beverage concepts. The suite also offers potential for additional outdoor patio seating, making it especially attractive for hospitality-driven users.

Positioned near the new Riverview Square development and steps from City Hall, the Cumberland River, and downtown entertainment amenities, the property is ideally situated to capitalize on continued investment and growth throughout the downtown district.



Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.866.1677  
C 615.473.2452



Meagan Glazier  
mglazier@lee-associates.com  
D 615.719.7293  
C 760.846.6193

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**FOR LEASE**

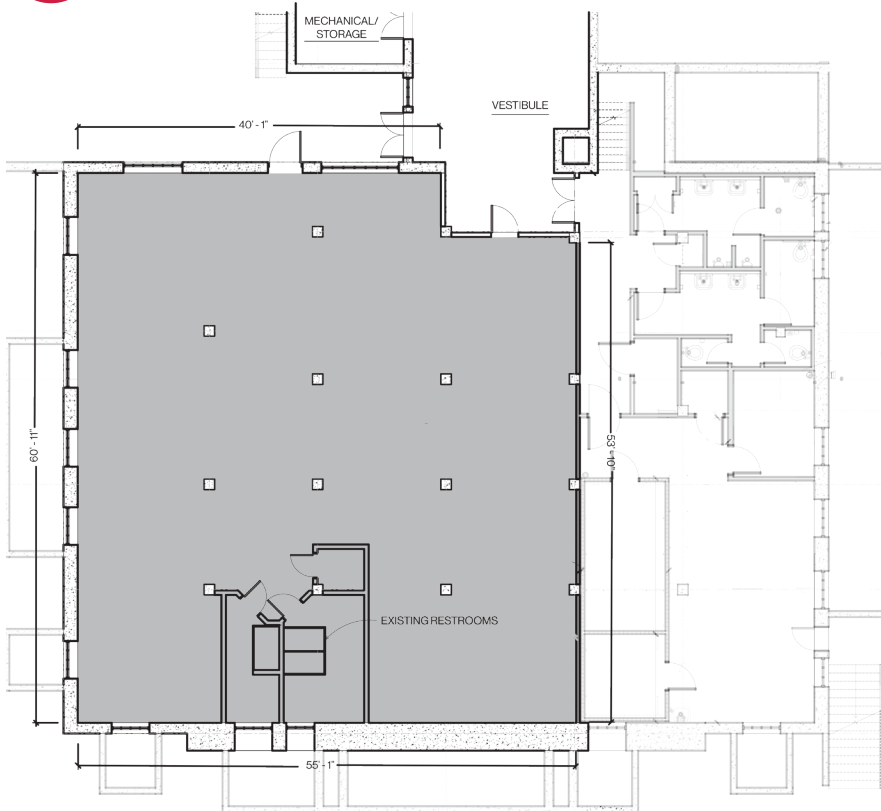
**± 3,800 SF F&B, RETAIL, OFFICE**

131 STRAWBERRY ALLEY, CLARKSVILLE, TN 37040

## PROPERTY HIGHLIGHTS

- Ⓞ 5th largest city in Tennessee, Top 25 fastest growing cities in the U.S.
- Ⓞ Opportunity for outdoor patio seating
- Ⓞ Walkable to F&M Bank Arena, downtown restaurants, retail, government offices, and entertainment
- Ⓞ Proximity to new Riverview Square redevelopment, Austin Peay State University and Cumberland Riverfront
- Ⓞ Dedicated storefront entrance on Strawberry Alley
- Ⓞ Current condition allows flexibility for customizable build-out to suit a variety of users

## FLOOR PLAN



Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.866.1677  
C 615.473.2452



Meagan Glazier  
mglazier@lee-associates.com  
D 615.719.7293  
C 760.846.6193

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

± 3,800 SF F&B, RETAIL, OFFICE

131 STRAWBERRY ALLEY, CLARKSVILLE, TN 37040

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.866.1677  
C 615.473.2452



Meagan Glazier  
mglazier@lee-associates.com  
D 615.719.7293  
C 760.846.6193

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**FOR LEASE**

**± 3,800 SF F&B, RETAIL, OFFICE**

**131 STRAWBERRY ALLEY, CLARKSVILLE, TN 37040**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.866.1677  
C 615.473.2452



Meagan Glazier  
mglazier@lee-associates.com  
D 615.719.7293  
C 760.846.6193

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

± 3,800 SF F&B, RETAIL, OFFICE

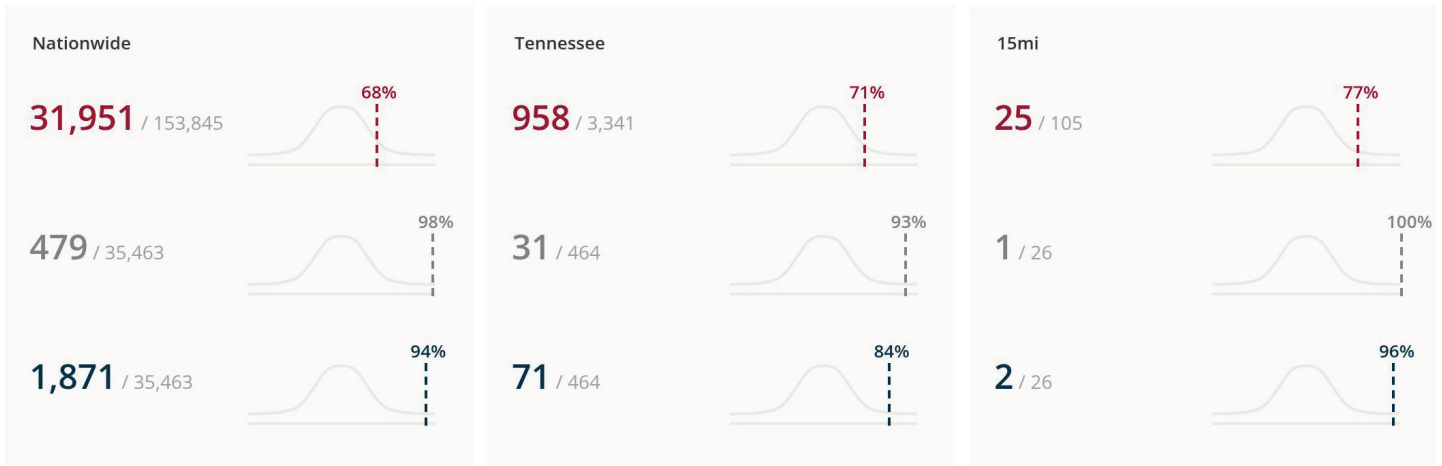
131 STRAWBERRY ALLEY, CLARKSVILLE, TN 37040

**Placer.ai** Site Rankings for Area Properties

**The Mailroom**  
N 2nd St, Clarksville, TN

**Blackhorse Pub & Brewery**  
Franklin St, Clarksville, TN

**Strawberry Alley Ale Works**  
Strawberry Alley, Clarksville, TN



**DEMOGRAPHIC PROFILE**

Property	Location	Median Household Income
The Mailroom	N 2nd St, Clarksville, TN	\$70.8K
Blackhorse Pub & Brewery	Franklin St, Clarksville, TN	\$73.5K
Strawberry Alley Ale Works	Strawberry Alley, Clarksville, TN	\$72.5K

RANK	CITY	2026 POP ↓	2025 POP	ANNUAL CHANGE
1	NASHVILLE	712,581	708,772	0.54%
2	MEMPHIS	602,184	606,551	-0.72%
3	KNOXVILLE	202,469	200,595	0.93%
4	CHATTANOOGA	196,108	193,802	1.19%
5	<b>CLARKSVILLE</b>	<b>194,768</b>	<b>190,229</b>	<b>2.39 %</b>
6	MURFREESBORO	175,672	172,029	2.12%
7	FRANKLIN	91,635	90,388	1.38%



Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.866.1677  
C 615.473.2452



Meagan Glazier  
mglazier@lee-associates.com  
D 615.719.7293  
C 760.846.6193

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.