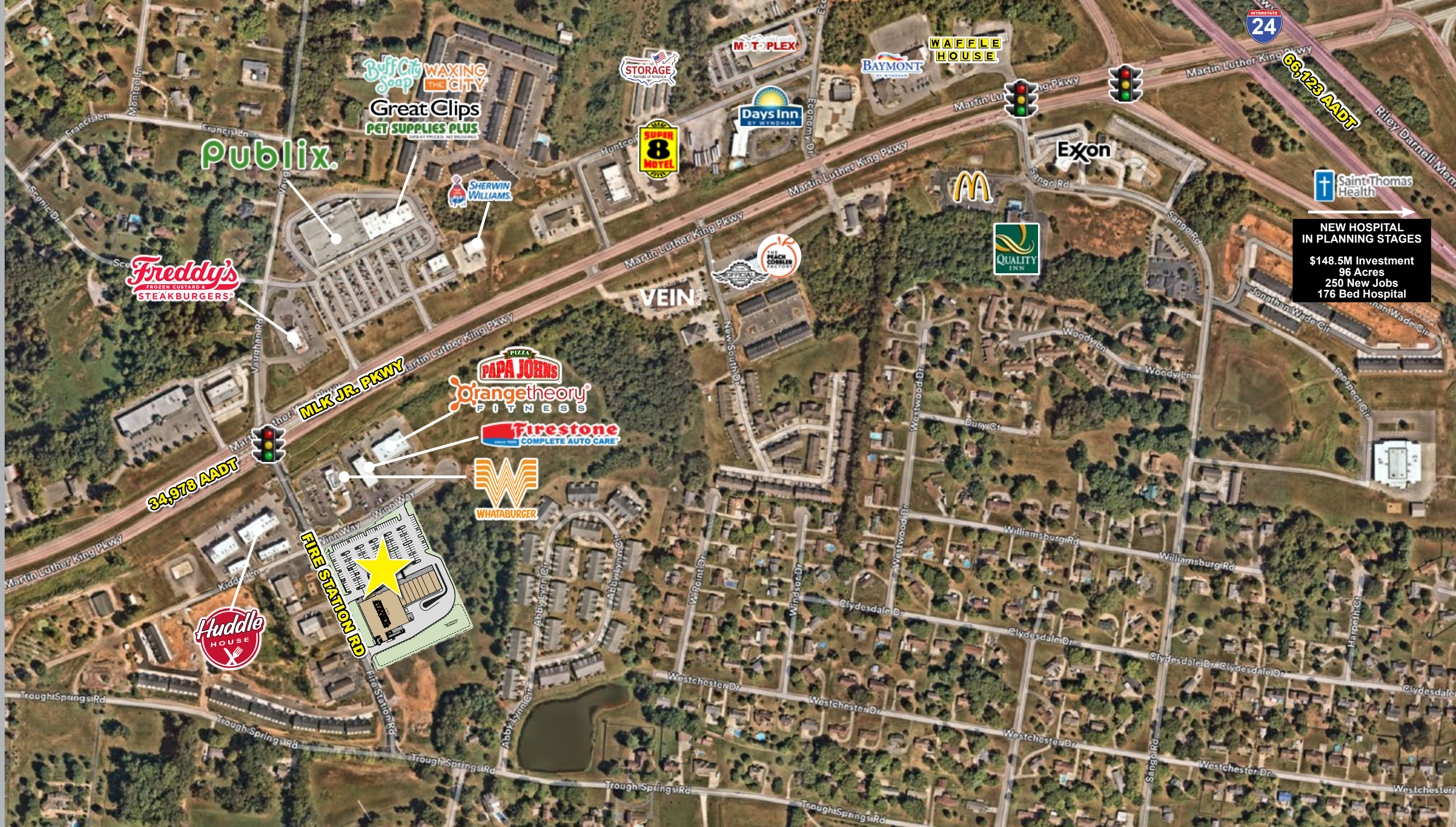


SHOPS AT SANGO RIDGE CLARKSVILLE, TN



SITE DESCRIPTION

TN-76 & FIRE STATION ROAD
ACRES ±4.98 ACRES

33,443 AADT MLK JR. PARKWAY (76)
66,123 AADT ON I-24

Site is located on MLK Jr. Parkway (76) which is a vital entry point to the City of Clarksville and a significant thoroughfare, intersecting with some of the city's rapidly developing areas.

Clarksville is experiencing incredible growth and boasts a thriving economic environment. Major industries contributing to the economy include healthcare and social assistance, retail trade, and manufacturing. The blend of rapid population growth and strong economic foundation positions the city as a dynamic and attractive area for business and residents.

Fort Campbell is the primary military base (and one of the largest military installations in the world) located near Clarksville and straddling the KY-TN state line. Approximately 105,000 acres across 4 counties, employing over 38,000 people, with a population of over 250,500, and a major economic impact for the surrounding areas.

NUMBERS

SHOPS AT SANGO RIDGE
CLARKSVILLE, TN

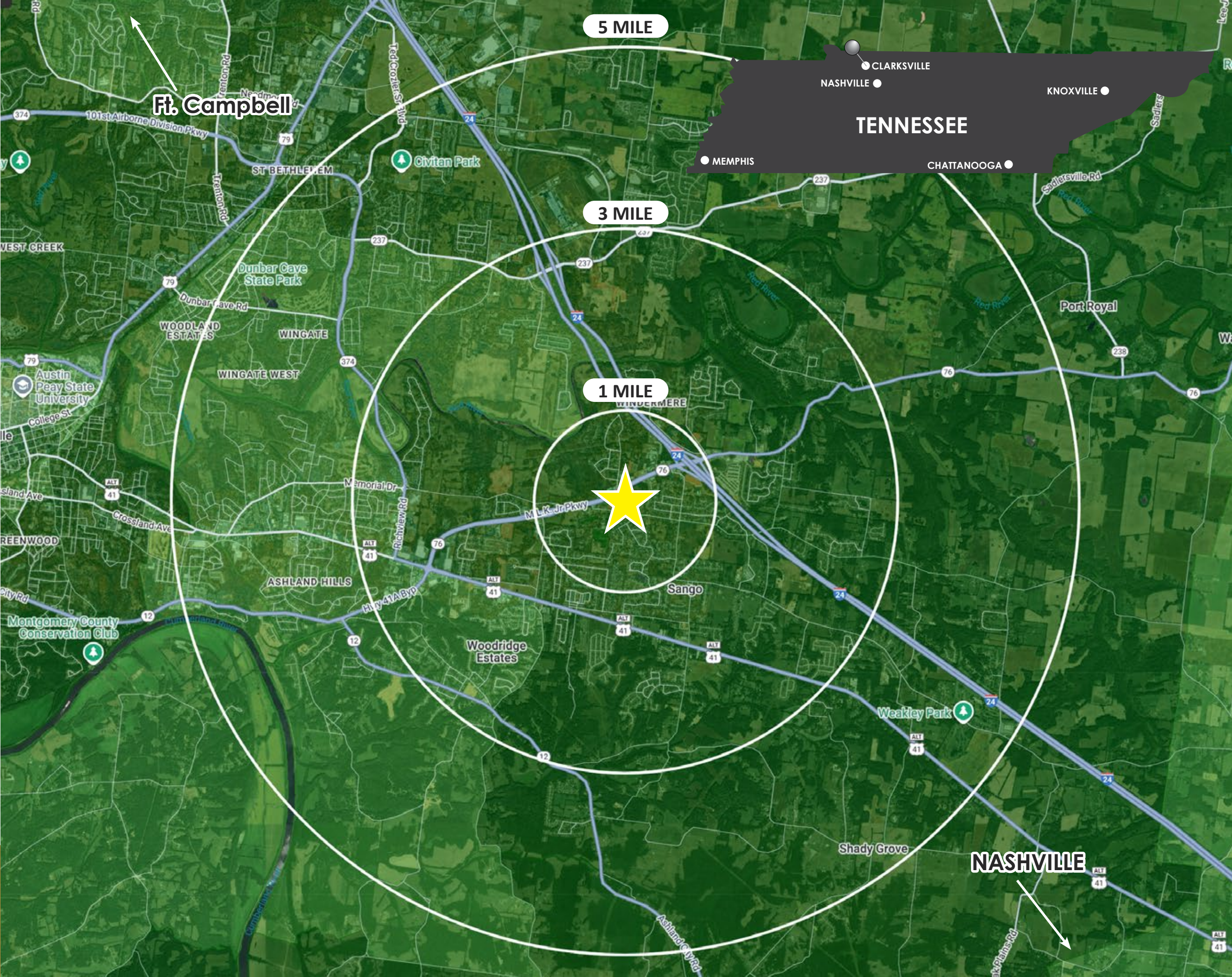
POPULATION	
1 MILE	3,796
3 MILE	25,879
5 MILE	55,814

HOUSEHOLDS	
1 MILE	1,500
3 MILE	9,840
5 MILE	21,913

AVG. HH INCOME	
1 MILE	\$167,941
3 MILE	\$139,949
5 MILE	\$125,431

MED. HH INCOME	
1 MILE	\$127,731
3 MILE	\$113,670
5 MILE	\$ 99,718

1 MILE - OTHER	
College/Higher	75%
White Collar	72%
Retail Exp/Mo.	\$5,286
Median Age	41



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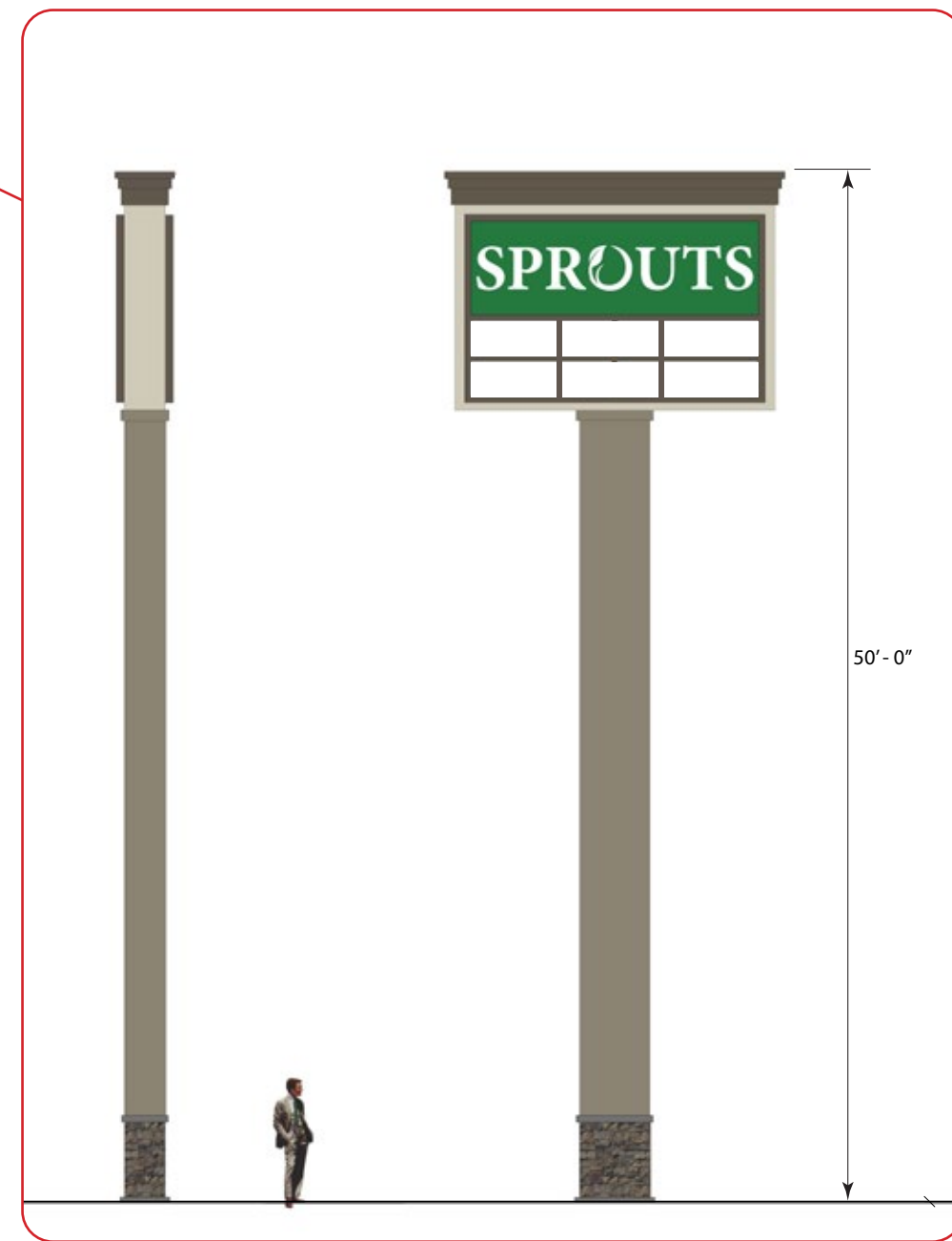
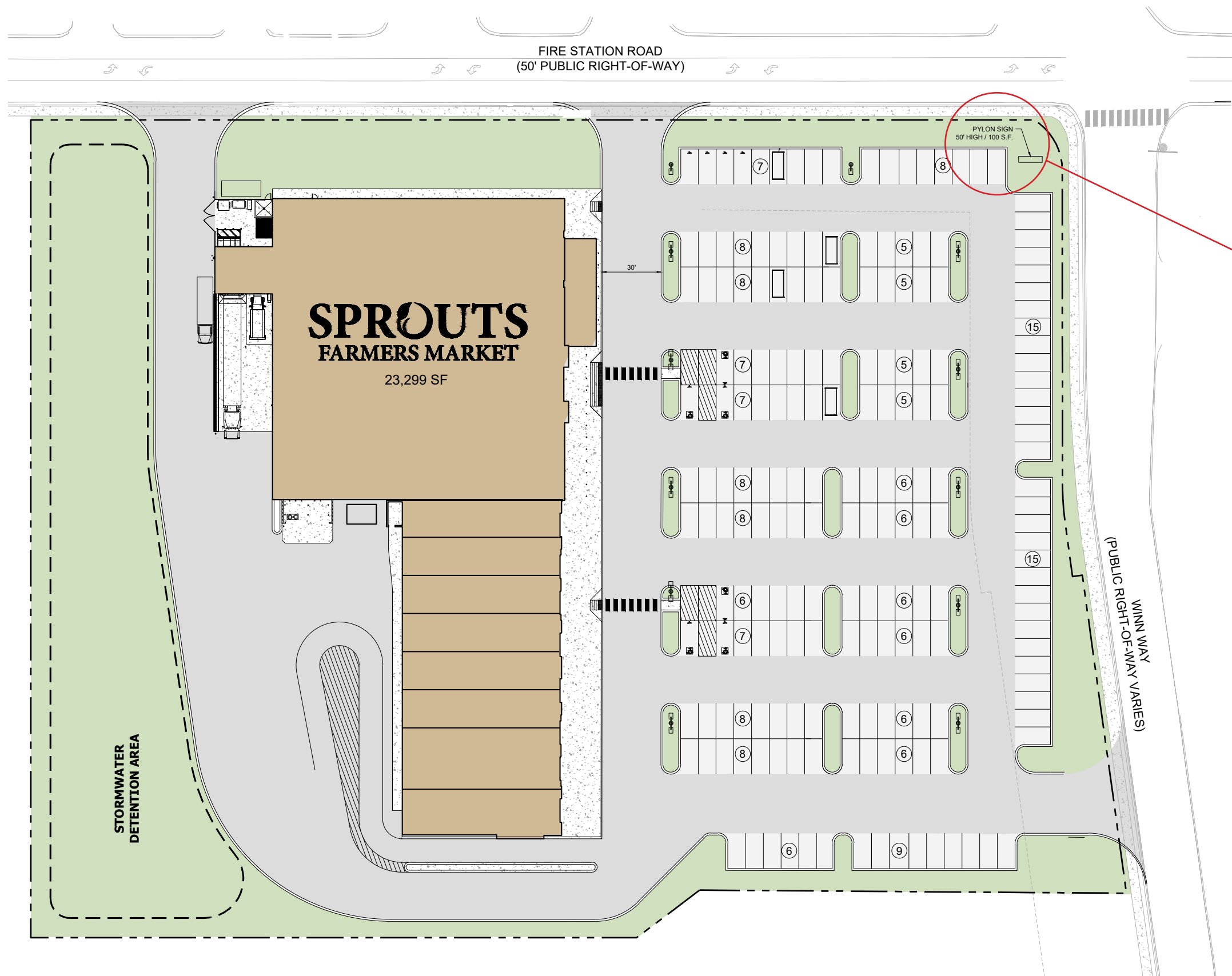


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LOW AERIAL

SHOPS AT SANGO RIDGE | CLARKSVILLE, TN



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SIGN EXHIBIT
 SHOPS AT SANGO RIDGE | CLARKSVILLE, TN

SITE PLAN

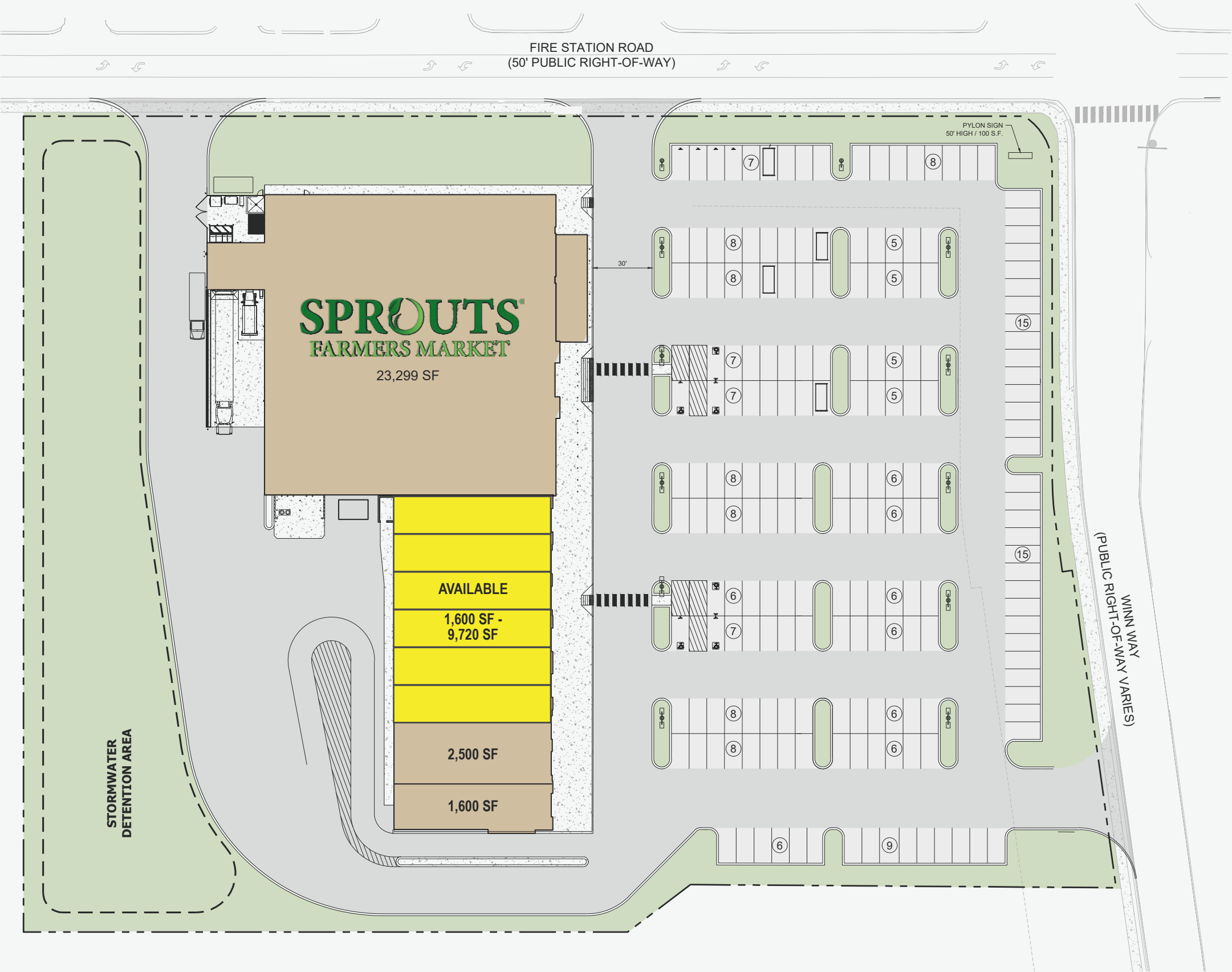
SHOPS AT SANGO RIDGE
CLARKSVILLE, TN

TOTALS

LAND AREA:	± 4.98 AC
GROCERY:	37,119 SF
PARKING:	189 SPACES
PARKING RATIO:	5.0/1000

TENANT ROSTER

SHOPS 1-6 - AVAILABLE	1,600 SF - 9,720 SF
SHOP 7	2,500 SF
SHOP 8	1,600 SF



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WHY CLARKSVILLE

Clarksville is one of Tennessee's oldest cities, founded at the confluence of the Cumberland and Red Rivers in 1784 before Tennessee achieved statehood. The city prospered from river trade, especially tobacco, through the 19th century.

LOCATION

40 minutes northwest of Nashville, along I-24 at the TN/KY border

POPULATION

City of Clarksville – 185,118
Montgomery County – 244,845
Metropolitan Area – 340,495

LARGEST PRIVATE EMPLOYERS

Hankook Tire
LG Electronics
LG Chem
Amazon
Google
Trane
Bridgestone
Josten's

TOP AMENITIES

- Austin Peay State University (10,270 students)
- Fort Campbell U.S. Army Installation (101st Airborne Division, Air Assault)
- 2 rivers and 650 miles of navigable waterways
- 32 local and 2 state parks
- Historic Architecture & Historic Sites

“Best Place to Live”
Money.com

“City Where Millennials
are Buying Homes”
Realtor.com

“Hottest Zip Code”
Opendoor

DEMOGRAPHICS

CLARKSVILLE MONTGOMERY COUNTY, TN

239,879

POPULATION, EST. 2023
196,497 Clarksville TN-KY MSA, CENSUS 2022

32

AVERAGE AGE
Statewide Average: 39

300,272

PROJECTED, 2040
COUNTY, UT BOYD CENTER

38%

INCOME GROWTH
MONTGOMERY COUNTY, SINCE 2015

38K

CMCSS STUDENTS
26.4% POPULATION UNDER 18

MOST

ETHNICALLY DIVERSITY
CITY IN TENNESSEE, WALLET HUB 2024

RANKINGS

TOP TIER RECOGNITION

#1

BEST PLACE TO LIVE
MONEY.COM, SEPT. '19

#1

HOTTEST ZIP CODE
37042, OPENDOOR.COM, '22 (#3 '23)

EDO/FDI

OF THE YEAR
BUSINESS FACILITIES, 2022

#3

CITY MILLENNIAL HOMEBUYERS
REALTOR.COM, MARCH '19

#4

TALENT ATTRACTION
LIGHTCAST, 2021

#4

METRO PROJECTS PER-CAPITA
SITE SELECTION, 2022

QUALITY OF LIFE

MORE AMENITIES. MORE VALUE.

\$371M

VISITOR SPENDING
TOURISM ECONOMICS, 2022

= \$1M

PER DAY
VISITOR SPENDING

TOP

BOOMTOWN
MONEY.COM, 2024

#18

CITY ON THE RISE
SOUTHERN LIVING, 2024

650

MILES NAVIGABLE
WATERWAYS

640+

ACRES
PUBLIC PARKS

FORT CAMPBELL ECONOMIC IMPACT

GROWING SKILLED POPULATION

350+

SOLDIERS LEAVE
THE ARMY MONTHLY

36%

RETENTION RATE
(STAY LOCAL)

\$11B

ANNUAL
ECONOMIC IMPACT
(2019 CERT)

\$617M

VETERAN DISABILITY
COMPENSATION

INDUSTRIAL DISTRICT

GLOBAL BRAND PRESENCE

800+

AVAILABLE ACRES

3

MILES WIDE

8

MILES TALL

60+

INDUSTRY PARTNERS

amazon

Google

FLORIM
USA

HANKOOK
driving emotion

Jostens

LG

F&M BANK ARENA

FORD ICE CENTER IMPACT

SS&E

305k

VISITORS FORD ICE
SINCE JULY 15, 2023

88K

VISITORS F&M ARENA
FIRST SIX MONTHS

600+

HOCKEY GAMES
OVER NINE MONTHS

48

EVENTS, YEAR 1
SINCE JULY 15, 2023

223

PUBLIC SKATES
OVER NINE MONTHS

27

DAYS DRESS REHEARSAL
OVER NINE MONTHS

COMMERCIAL CORRIDOR

1-24 PLANNED COMMUNITY

69+/- ACRE

MIXED-USE DEVELOPMENT
CONFERENCE CENTER

56+/- ACRE

COMMERCIAL COORIDOR

62+/- ACRE

MULTI FAMILY DEVELOPMENTS

DIVERSE ECONOMY NEXT 5 YEARS

EXPANDING OPPORTUNITIES

\$3.9B

CAPITAL INVESTMENT
MONTGOMERY COUNTY, 2022

4,900

DIRECT NEW JOBS
ONLINE BY 2030

2,500

CONSTRUCTION JOBS

1,600

INDUCED JOBS

\$5B

CONSTRUCTION
OVER 5 YEARS

=

50

\$100M PROJECTS



RIVERVIEW SQUARE

PROJECT UPDATE

45K

SQ. FEET
RETAIL PLAZA /CIVIC SPACE

156

KEY HOTEL
HILTON DOUBLE TREE

540

SPACE
PARKING STRUCTURE

PLACE-BASED DEVELOPMENT

I-24 CORRIDOR & DOWNTOWN

\$1.1B

NEW INVESTMENT
(RDD & I-24 Corridor)

100%

COMMITTED RDD
Civic, Vulcan, Turnbridge/River
Districts

\$2.5M

GREENWAY EXPANSION
Grant funded

1,000

HOUSING UNITS
Downtown



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CLARKSVILLE DEVELOPMENT