



CLARKSVILLE

TENNESSEE

RIVERVIEW  
SQUARE

## WELCOME TO RIVERVIEW SQUARE

Set along the tree-lined bluffs of the Cumberland River and steps from the new 6,000-seat F&M Arena, Clarksville's newest destination blends hometown character with modern energy— where local dining, specialty retail, and live entertainment come together beside a 150-room full service hotel.

Situated just 50 miles northwest of Nashville, Clarksville's Riverfront Urban District is evolving into one of Tennessee's most compelling growth markets, offering a stable, diverse, and increasingly sophisticated destination that feels both familiar and full of life.

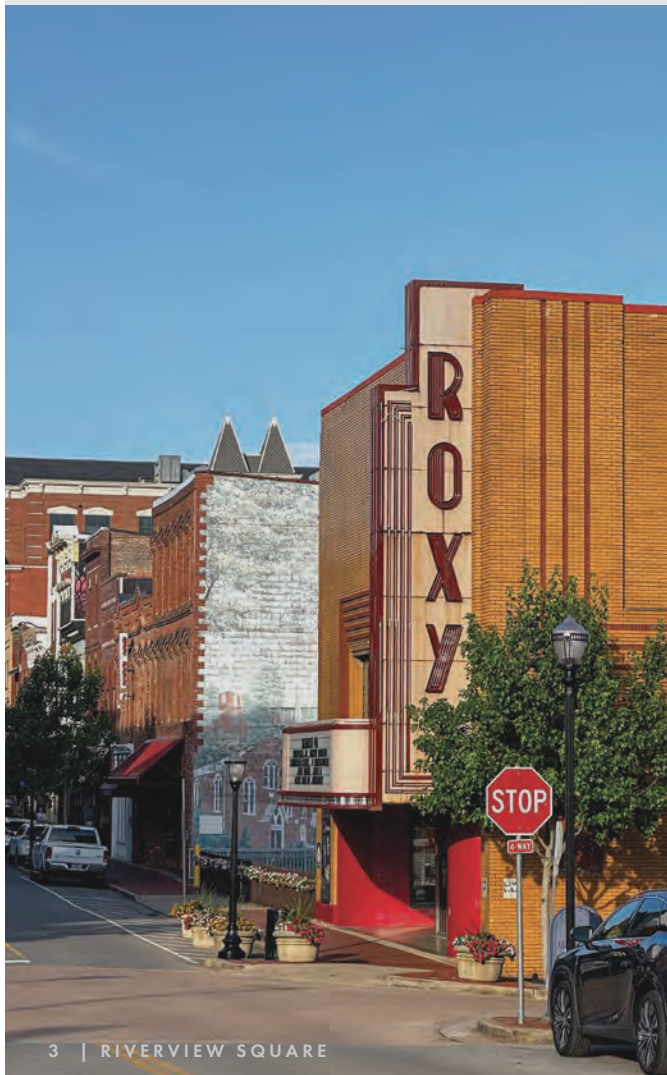
### CLARKSVILLE'S NEWEST DESTINATION

45,000 SF RETAIL  
SPACE AVAILABLE



50 COLLEGE STREET  
CLARKSVILLE, TN 37040





THE NEIGHBORHOOD.

Downtown Clarksville is Tennessee’s next great small-city story — a riverfront district where historic brick architecture, university energy, and a wave of new investment are converging into a vibrant live-work-play destination.

Once a quiet county seat and military-adjacent hub, Clarksville’s core is now anchored by the new 6,000-seat F&M Bank Arena, a full service DoubleTree by Hilton hotel, and a growing lineup of chef-driven restaurants, craft breweries, boutiques, and creative offices.

**57 MIN**

DRIVE TIME TO  
NASHVILLE

**\$92,801**

AVERAGE HOUSEHOLD  
INCOME

**32.8**

MEDIAN AGE

**\$420M**

CONSUMER SPENDING

**644**

ACRES OF PUBLIC PARKS

**9.1%**

PROJECTED JOB GROWTH

**189,500+**

CLARKSVILLE  
POPULATION

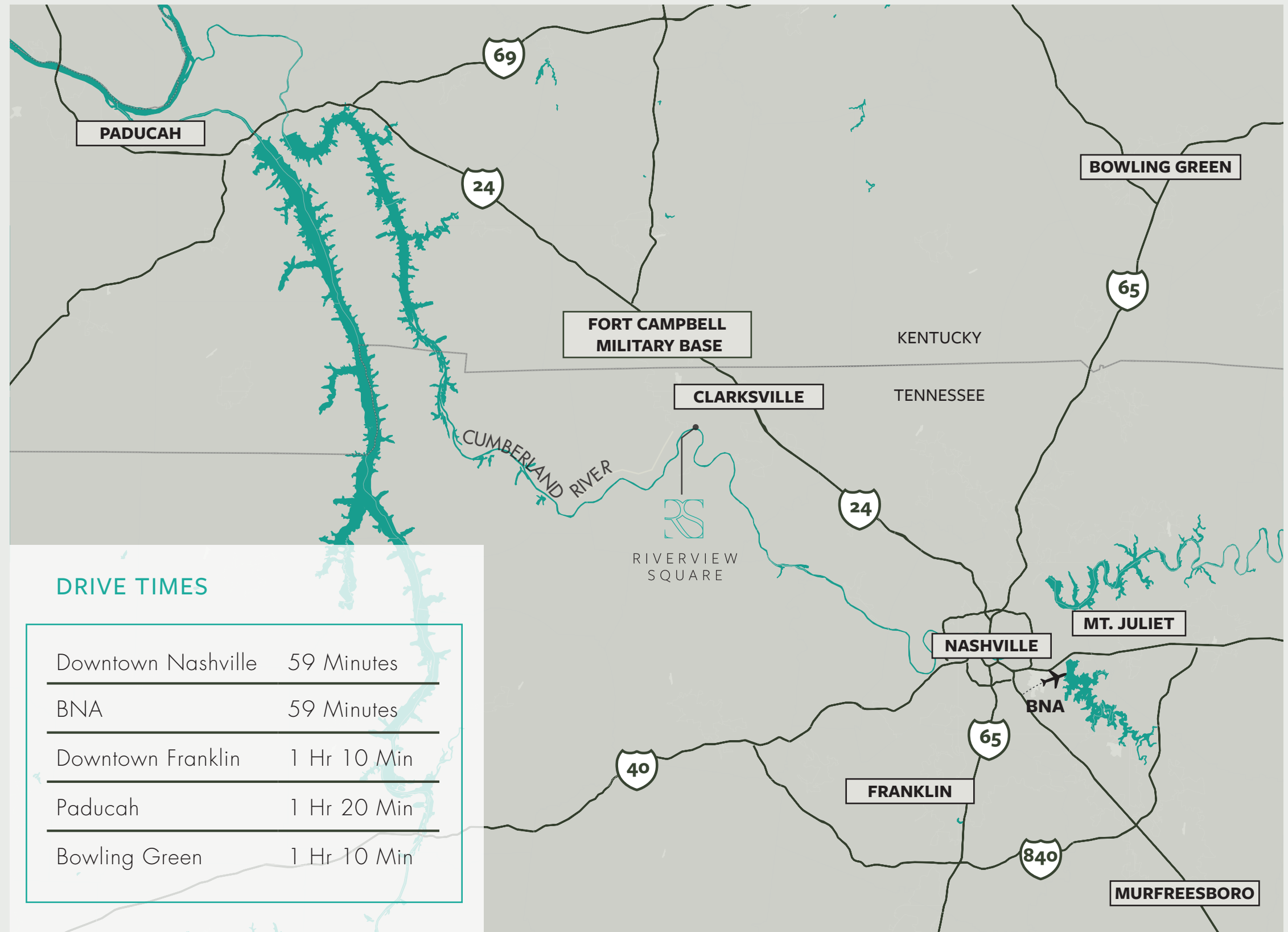
**240,000+**

MONTGOMERY COUNTY  
POPULATION

### ACCESS / LOCATION.

Evolving into one of Tennessee's most compelling markets, Clarksville has transformed from a military adjacent community into a major population, employment, and development center with regional influence.

With constant activity from concerts, hockey and regional events, Clarksville's location is further strengthened by the adjacent 156-key DoubleTree Hotel, Austin Peay State University's 10,000+ campus population, and nearby Fort Campbell — creating exceptional access, steady visitation, and powerful spending demand.





# AMENITIES

ENTERTAINMENT / RETAIL / DINING / LODGING

- 1. F&M Bank Arena
- 2. Strawberry Alley Ale Works
- 3. The Mailroom
- 4. Downtown Commons
- 5. Yada on Franklin
- 6. Roxy Regional Theatre
- 7. Blackhorse Brewery
- 8. Joe's Garage
- 9. DoubleTree by Hilton
- 10. Asulon Collective Coffee House

EXPANDING MARKET

**116 NET NEW PEOPLE**  
GAINED PER WEEK IN THE  
CLARKSVILLE REGION BETWEEN 2022-  
2023

**#5 CITY**  
FOR FASTEST-GROWING U.S. CITIES

**#4 CITY**  
WHERE MILLENIALS ARE BUYING  
HOMES, 2024

**#4 METRO BY  
PROJECTS PER  
CAPITA**  
IN THE COUNTRY, 2022

**#3 HOTTEST ZIPCODE**  
IN THE COUNTRY, 2023

TOP EMPLOYERS

Agero  
Akebono  
Amazon  
Austin Peay State University  
Bridgestone Americas Inc.  
F&M Bank Arena  
Dongwha Electrolyte  
FedEx  
Florim USA  
Fort Campbell (U.S. Air Force)  
Google  
Hancock Tire  
Jostens, Printing & Publishing Div.  
LG Electronics  
Stryker  
Tennova Healthcare  
T. Rad North America  
Trane Technologies  
Vibra Healthcare

RECENT RELOCATIONS/EXPANSIONS

Dongwha Electrolyte  
LG Chem  
Kewpie  
Ferrari Stampi USA inc  
Hankook tire  
VK integrated systems  
Agero  
FNS Group  
CBE Companies  
Floim USA  
AtlasBx  
Troy Industries  
Microvast  
Shunhung Global Inc.  
LG Electronics, Inc.  
Verstraete IML USA  
Google

RESTAURANT/RETAIL SPACE AVAILABLE | DEMISEABLE

Find your fit in one of the fastest-growing markets in the country.



PLAZA LEVEL



MAIN ST. LEVEL



# RIVERVIEW SQUARE

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**FOUNDRY**  
COMMERCIAL