

AVAILABLE FOR LEASE
1.2 ACRES

1764 Madison St
CLARKSVILLE, TN 37043

PROPERTY OVERVIEW

- **ADDRESS:** 1764 Madison St, Clarksville, TN
- **ACREAGE:** 1.2 Acres
- **BUILDING:** 2,282 SF
- **ACCESS:** Madison St & Golf Club Ln
- **TRAFFIC COUNT:** $\pm$ 20,518 VPD (Madison St)

This 1.2-acre site presents a rare retail leasing opportunity along one of Clarksville's most active commercial corridors. Ideally situated between Madison Street and Golf Club Lane, the property offers exposure to more than 25,000 vehicles per day, with excellent visibility and direct access. The site benefits from strong surrounding tenancy, including national retailers such as Publix, Chick-fil-A, and Lowe's, driving consistent consumer traffic to the immediate trade area.

The site supports a redevelopment opportunity for a national retailer, including a single-tenant building with a drive through. The site benefits from multiple full access points off Madison St and Golf Club Ln. The property features a $\pm$ 2,282 SF renovated building that can support a retrofit of desired concept. Leasing structures are flexible and can accommodate a traditional lease of the existing building, ground lease, or build-to-suit.

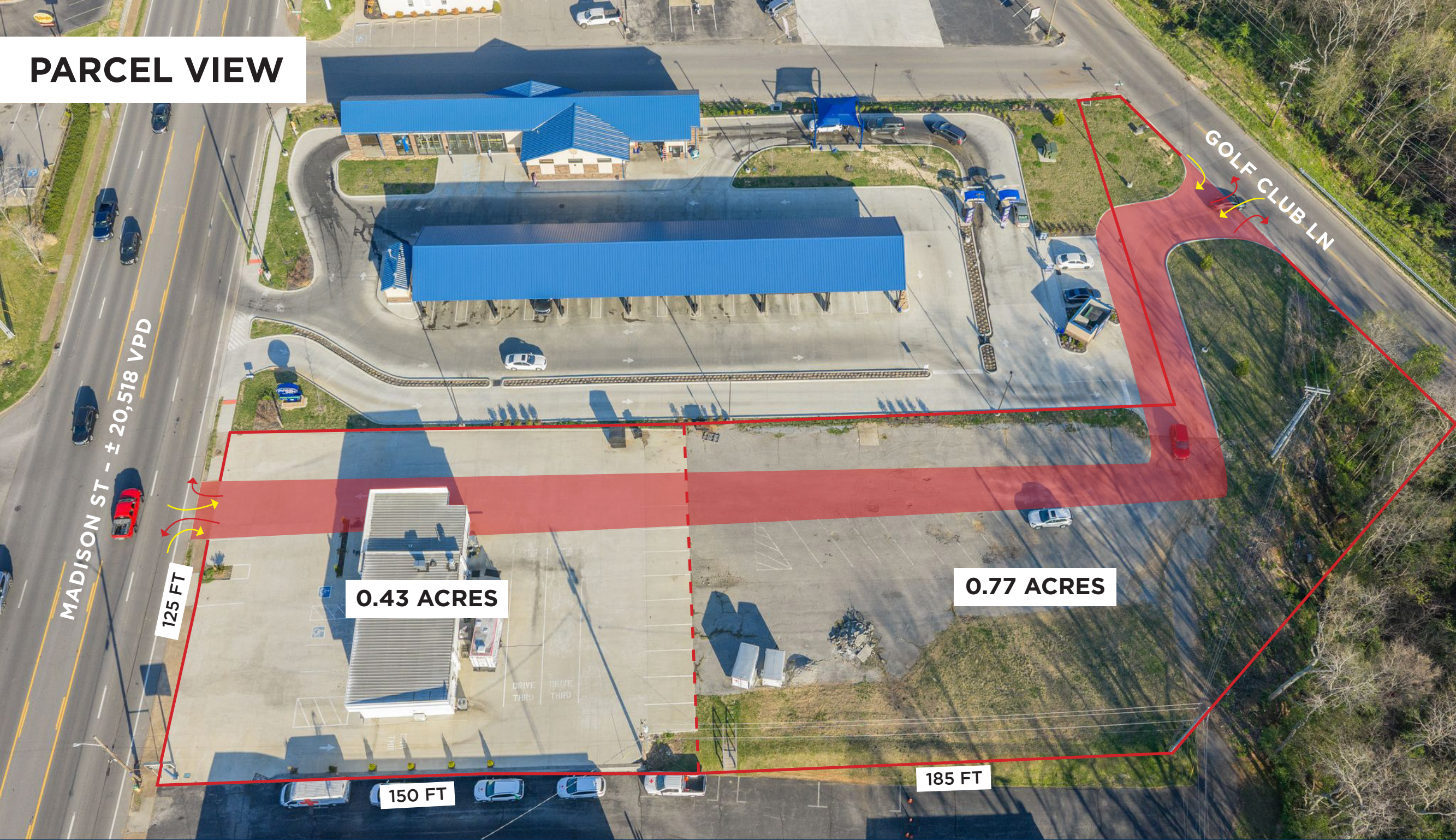


AREA OVERVIEW



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PARCEL VIEW





Kroger
HARBOR FREIGHT
Club CARWASH
 ← 1.0 MILES

Publix

SUBWAY
CIRCLE K

Bojangles

FIVE GUYS

Chick-fil-A

GOLF CLUB LN

TIDAL WAVE
 AUTO SPA

LOWE'S

Exxon

us bank
verizon

the Y

Advance Auto Parts
O'Reilly AUTO PARTS

at&t
SONIC
 Little Caesars Pizza

Valvoline
Firehouse SUBS
tropical SMOOTHIE CAFE
Dutch Bros
 Planters Bank

REGENCY PARK APARTMENTS

JJ JIMMY JOHN'S SANDWICHES

goodwill

Hardee's
Waffle House
Regions
Auto Zone
FIRST ADVANTAGE BANK

THE FLATS OFF MADISON

HUNTER CHASE

FM

McDonald's

Legends Bank

BARKSDALE ELEMENTARY SCHOOL

Walgreens

ups
Jersey Mike's SUBS

MEMORIAL DR

MADISON ST

MADISON ST

OLD ASHLAND CITY RD

ASHLAND CITY RD

CATO
GameStop
SALLY BEAUTY
DOLLAR TREE

Walmart

SONIC
Valvoline
BURGER KING

SMOOTHIE KING

FIRST
 first financial bank

STARBUCKS COFFEE
Arby's
Ruby Tuesday

TACO BELL

PANDA EXPRESS
Wendy's
CHIPOTLE MEXICAN GRILL

FOOD LION
WINGSTORY

Marshall's
planet fitness
ROSS DRESS FOR LESS
bealls

DOLLAR GENERAL

AREA MAP

CLARKSVILLE, TN



NEARBY DRIVE

- I-24: 10 min
- CLARKSVILLE AREA YMCA: 2 min
- LIBERTY PARK: 5 min
- AUSTIN PEAY STATE UNIVERSITY: 7 min
- DOWNTOWN CLARKSVILLE: 8 min
- GOVERNOR'S SQUARE MALL: 20 min
- FORT CAMPBELL MILITARY BASE: 30 min

DEMOGRAPHICS (3 mile radius)

38,881

POPULATION

46,470

DAYTIME POPULATION

\$63,324

MEDIAN HH INCOME

16,008

HOUSEHOLDS

35.7

MEDIAN AGE

19,190 ADT

MADISON ST

15,136 ADT

MEMORIAL DR

Clarksville continues to rank among the fastest-growing markets in Tennessee and the Southeast, supported by steady population growth, a growing student base at Austin Peay State University, and the significant economic presence of Fort Campbell. This sustained growth, combined with the property's prime corridor location, positions the site as a compelling opportunity for retailers seeking both immediate presence and long-term upside.



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