



AVAILABLE FOR LEASE

3,650 SF, ±0.84 Acres | [1469 Tiny Town Rd, Clarksville, TN 37042](#)

PROPERTY OVERVIEW

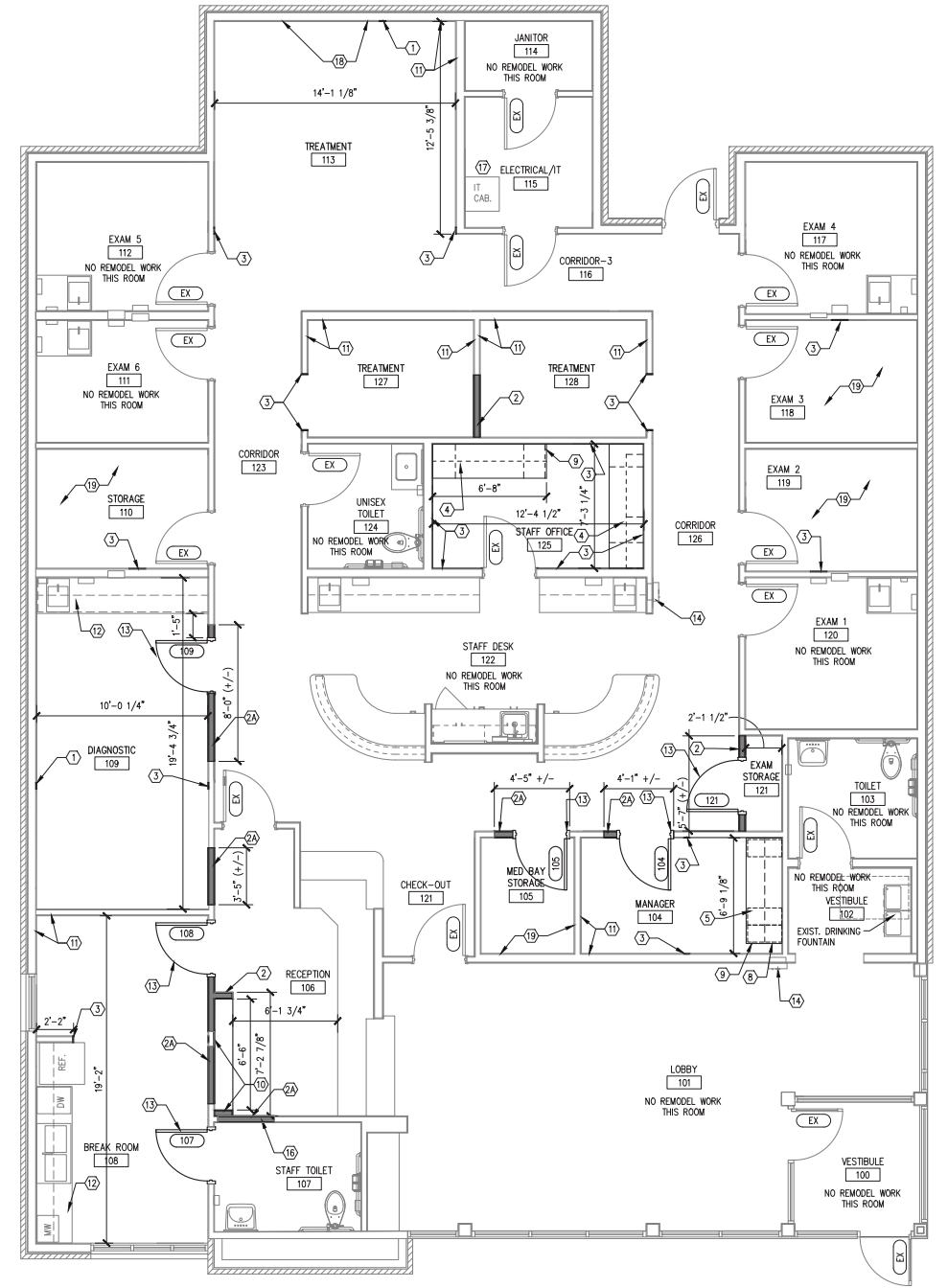
- ADDRESS: 1469 Tiny Town Rd, Clarksville, TN
- ACREAGE: ±0.84 Acres
- BUILDING: 3,650 SF
- TRAFFIC COUNT: ±29,000 VPD (Tiny Town Rd)

This +/- 0.84-acre site presents a rare retail or healthcare opportunity along one of Clarksville's most active commercial corridors. Ideally located on Tiny Town Rd, the property offers exposure to more than 29,000 vehicles per day, with excellent visibility and access. The property is surrounded by strong national retailers including Publix, Kroger, Starbucks, Panera Bread, and many others driving consistent consumer traffic to the immediate trade area. The site is a 5-minute drive (1.5 miles) from the proposed Autumnwood Development and Tristar Clarksville Hospital that will begin operations in 2028.

The site allows for a simple retrofit of the existing building or a redevelopment opportunity for a national retailer. The property's current 3,650 SF layout would support immediate use for a healthcare related tenant. Leasing structures are flexible and can accommodate a traditional lease of the existing building, ground lease, or build-to-suit.



FLOOR PLAN



AREA OVERVIEW



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AREA OVERVIEW



Kroger

AUTUMNWOOD DEVELOPMENT

Walmart

Dutch Bros

TriStar
Clarksville
HOSPITAL

245 MULTI-FAMILY UNITS & 151 RESIDENTIAL LOTS

Club
CARWASH

goodwill

Solis

FedEx

ups

SUBWAY

PEACHERS MILL
DENTAL

CAROUSEL
COTTAGE

MAPCO

HAZELWOOD
ELEMENTARY

TINY TOWN RD

PEACHERS MILL RD

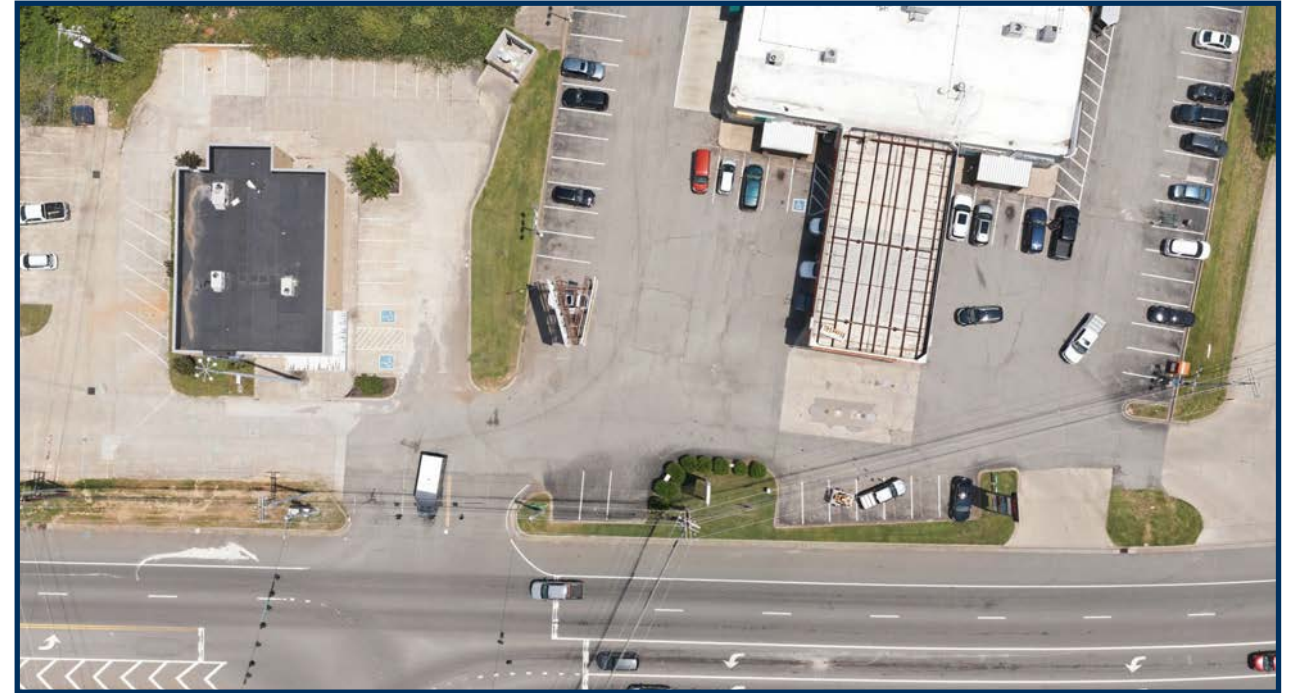
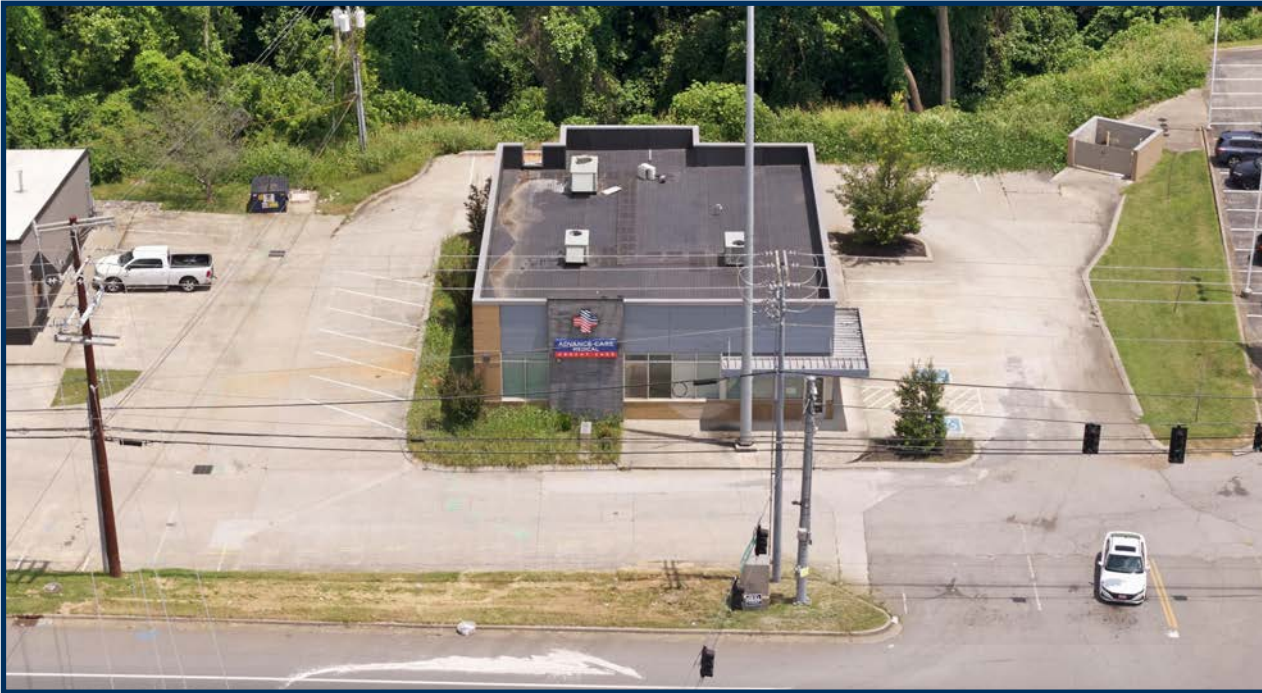
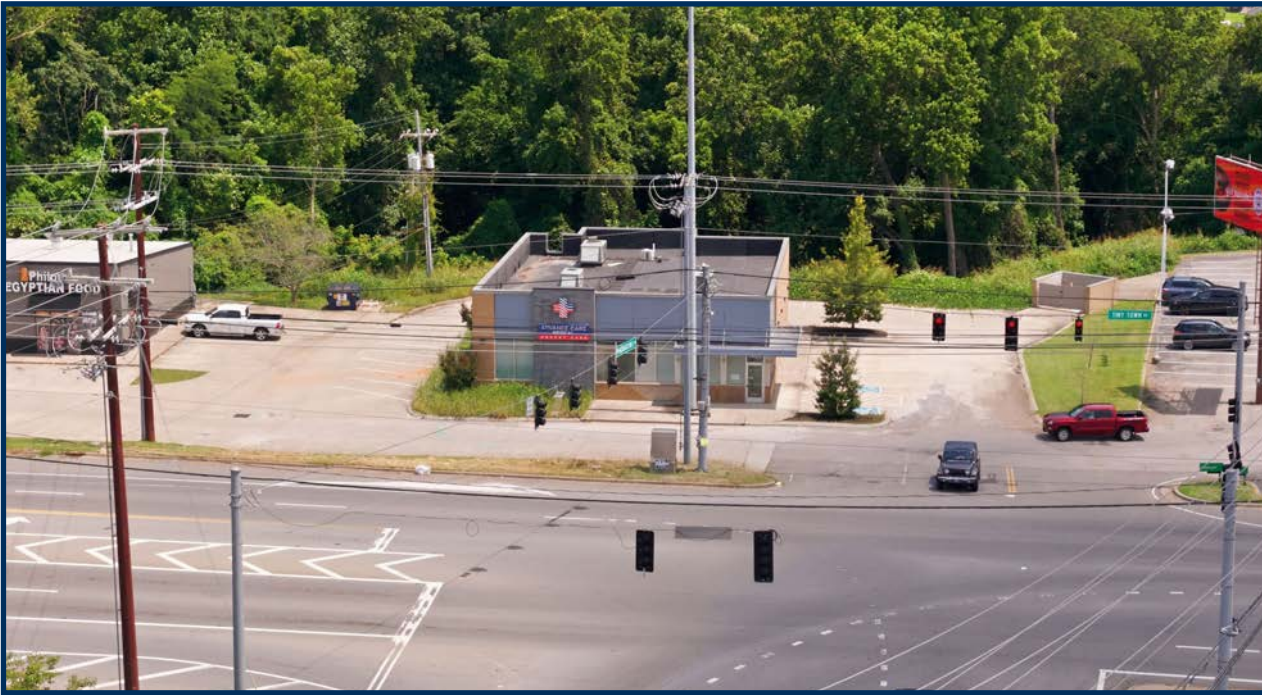
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SAGEMONT

AREA MAP



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CLARKSVILLE, TN



NEARBY DRIVE

- I-24: 8 min
- TRISTAR CLARKSVILLE HOSPITAL: 5 min
- VANDERBILT CLARKSVILLE HOSPITAL: 8 min
- AUSTIN PEAY STATE UNIVERSITY: 11 min
- DOWNTOWN CLARKSVILLE: 12 min
- FORT CAMPBELL MILITARY BASE: 12 min
- GOVERNOR'S SQUARE MALL: 14 min

DEMOGRAPHICS (3 mile radius)

48,719

POPULATION

52,000

DAYTIME POPULATION

\$82,137

MEDIAN HH INCOME

16,485

HOUSEHOLDS

31

MEDIAN AGE

29,000 ADT

TINY TOWN RD

15,000 ADT

PEACHERS MILL RD

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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3,650 SF | 0.84 ACRES AVAILABLE FOR LEASE

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