

RETAIL SPACE AVAILABLE
924 PROVIDENCE BOULEVARD
CLARKSVILLE, TN 37042



PRIME VISIBILITY ON PROVIDENCE BLVD | HIGH-TRAFFIC CORRIDOR IN RAPIDLY GROWING MARKET

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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.

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PROPERTY OVERVIEW

The Mart is a well-positioned multi-tenant retail center located along one of Clarksville's most heavily trafficked corridors. Situated along Providence Boulevard and Fort Campbell Boulevard, the property benefits from exceptional visibility and exposure to more than **40,000 vehicles per day**. The center serves a dense and growing trade area with strong proximity to **Downtown Clarksville and Fort Campbell**, providing consistent daily traffic and a built-in customer base. Recent exterior improvements, including a new parking lot and updated paint, enhance curb appeal and tenant visibility. Anchored by **Dollar General**, the property offers strong co-tenancy and a proven retail location ideal for soft goods, fitness, and service-oriented users.

HIGHLIGHTS

- Prime location at Providence Blvd
- 40,000+ VPD traffic counts
- Anchor tenant: Dollar General
- Recently renovated (2025 updates)
- New parking lot and exterior paint
- Ample parking – 6.8 spaces per 1,000 SF
- Commercial zoning supports a wide range of retail and commercial uses



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AERIAL

SITE FEATURES

| | |
|----------------------------|----------------------------------|
| Property Type | Multi-tenant retail center |
| Total Building Size | 43,720 SF |
| Land Area | 4.52 Acres |
| Parking Ratio | 6.8 Spaces per 1,000 SF |
| Year Built/Updates | 1961 (original) - renovated 2025 |

AVAILABLE SPACES

UNIT A - 2,400 SF

- Standard retail buildout
- \$14/SF MG

UNIT F - 7,500-12,000 SF

- 12,000 divisible to 3,000 SF
- Ideal for soft goods, service retail, or fitness
- \$12/SF MG

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RETAIL VIABILITY Demographics

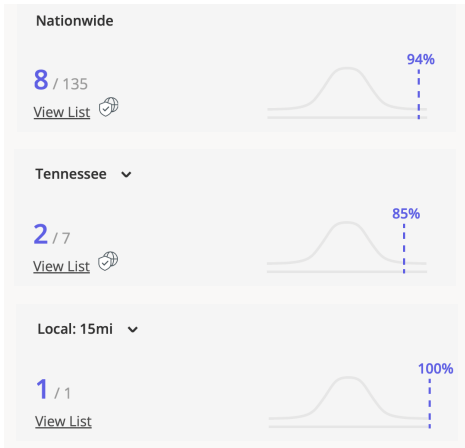
| 1 MILE | | 3 MILE | | 5 MILE | |
|---|-----------------|---|-----------------|---|-----------------|
|  Population | 4,676 |  Population | 44,228 |  Population | 107,251 |
|  Median Household Income | \$38,548 |  Median Household Income | \$48,215 |  Median Household Income | \$54,549 |
|  Households | 1,970 |  Households | 16,982 |  Households | 40,576 |

Placer.ai Site Rankings for Area Properties

Properties:  Benchmark: Chain Metric: Visits

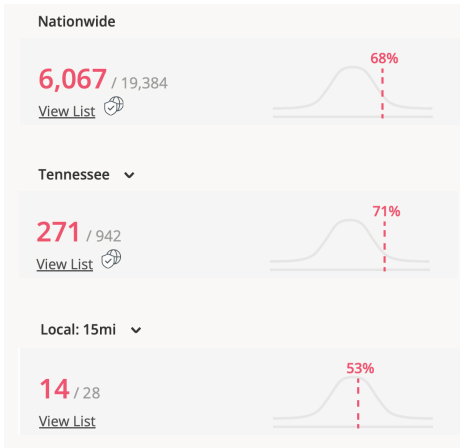
Rural King

Fort Campbell Blvd, Clarksville, ...



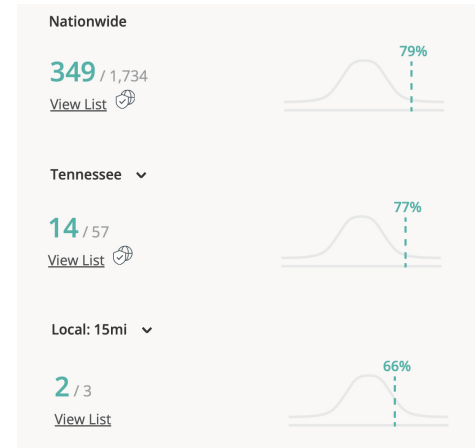
Dollar General

New Providence Blvd, Clarksvill...



Rent A Center

Providence Blvd, Clarksville, TN



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