



AVAILABLE

Sublease/ Lease available in highly desired location Austin Square Shopping Center

LISTING PRESENTATION | 2714 WILMA RUDOLPH BOULEVARD | CLARKSVILLE, TN

Exclusively Listed by

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KW Commercial | Clarksville

2271 Wilma Rudolph Blvd
Clarksville, TN 37040

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Property Description



Property Overview

Austin Square Shopping Center
Clarksville, TN 37040

A well-positioned retail/commercial space is available at Austin Square Shopping Center in Clarksville, TN. This 3,500 SF suite is offered on a 5-year lease term, with flexibility in how the deal is structured, making it an excellent opportunity for a tenant looking to establish or expand their presence in a high-visibility Clarksville retail corridor.

Space Details:

Available Space: 3,500 SF

Lease Term: Minimum 5 years

Deal Structure Options:

Option 1 — Sublease Start: Assume the existing sublease for Year 1 at \$6,520.27/month, then roll into a new lease for the remaining 4 years at \$24.00/SF/year, NNN

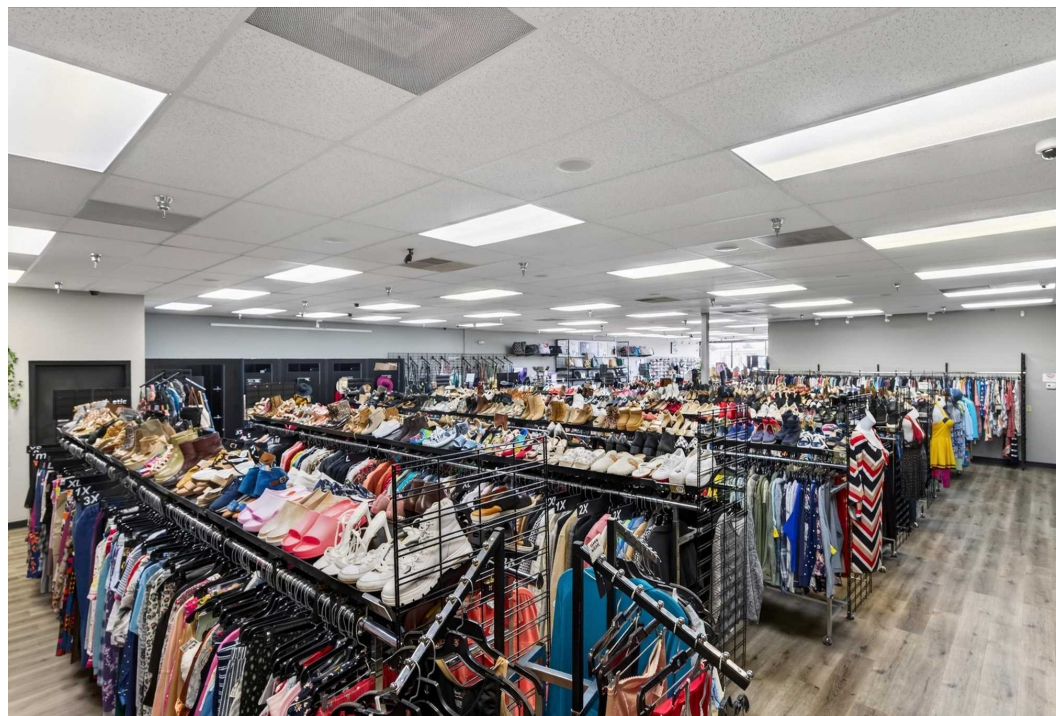
Option 2 — New Lease Start: Begin a brand-new 5-year lease from day one at \$24.00/SF/year, NNN

(NO VAPE/ SMOKE SHOPS,, TATTOO SHOPS, SCHOOLS, OR ADULT ENTERTAINMENT)

Highlights:

- Flexible deal structure, start on the existing sublease or go straight into a new 5-year lease
- Turnkey opportunity with an established shopping center location
- Located in the Austin Square Shopping Center, a recognized retail destination in Clarksville
- Multifamily and Retail development happening within a 3-mile radius

Property Photos



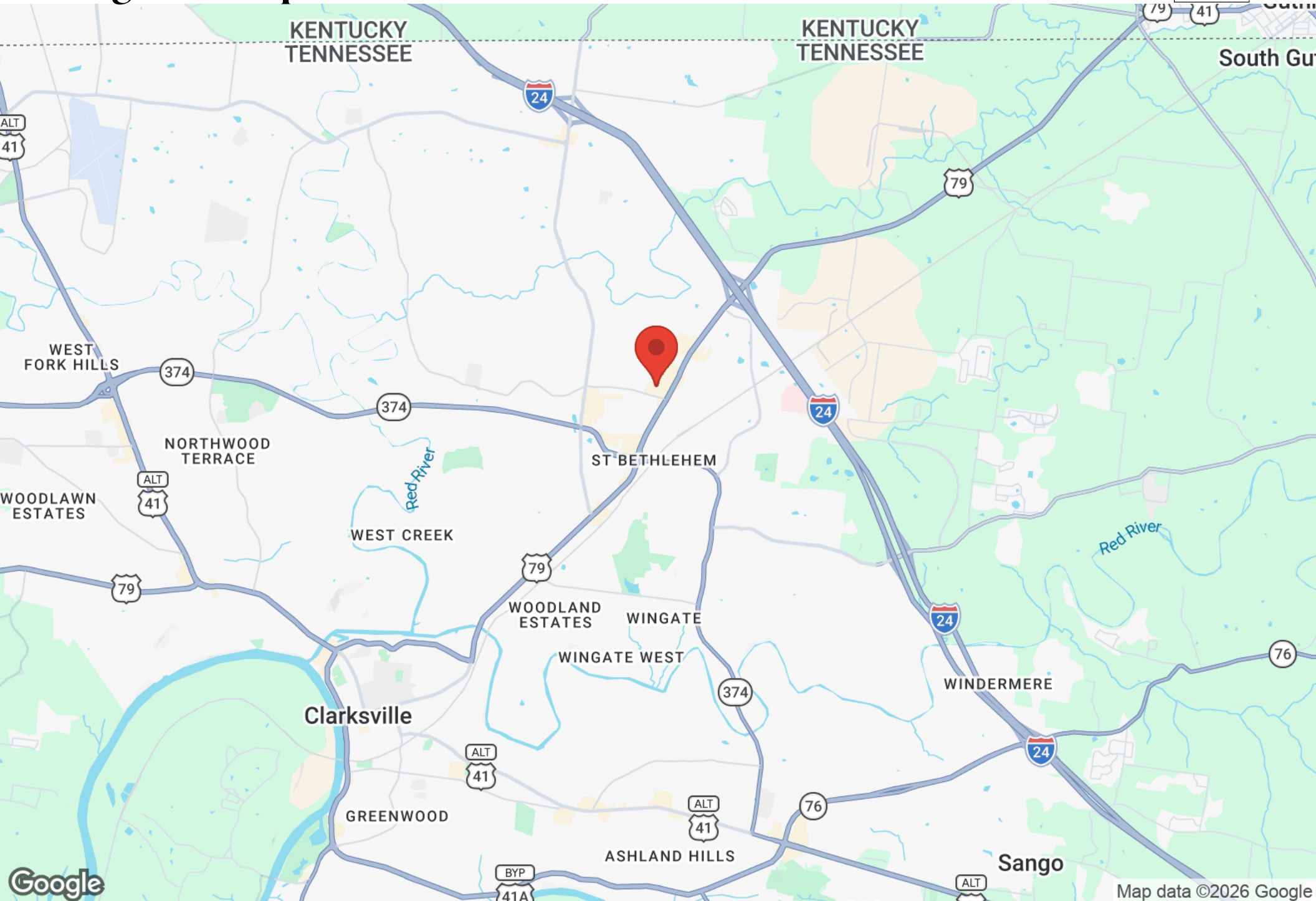
Property Photos



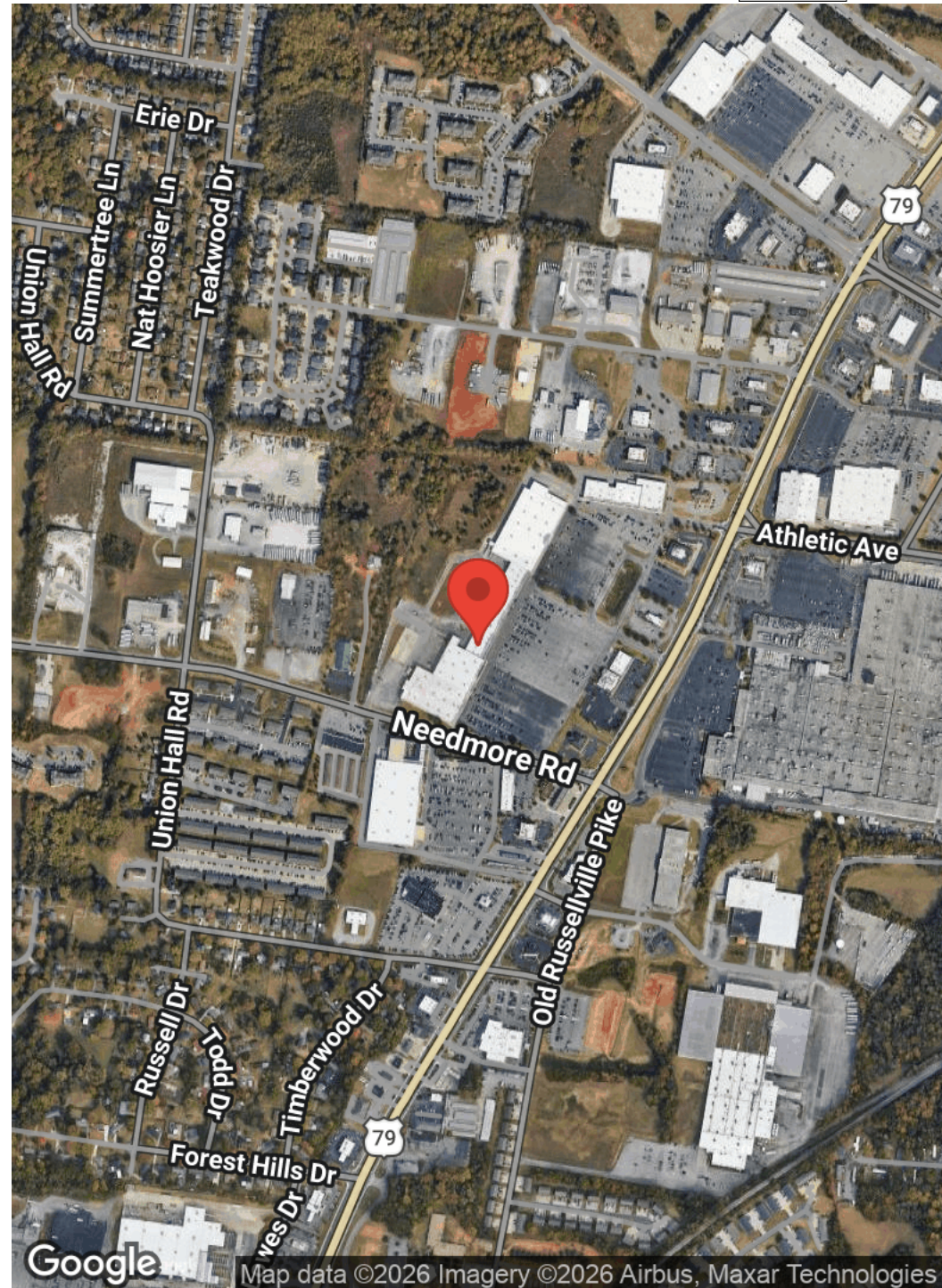
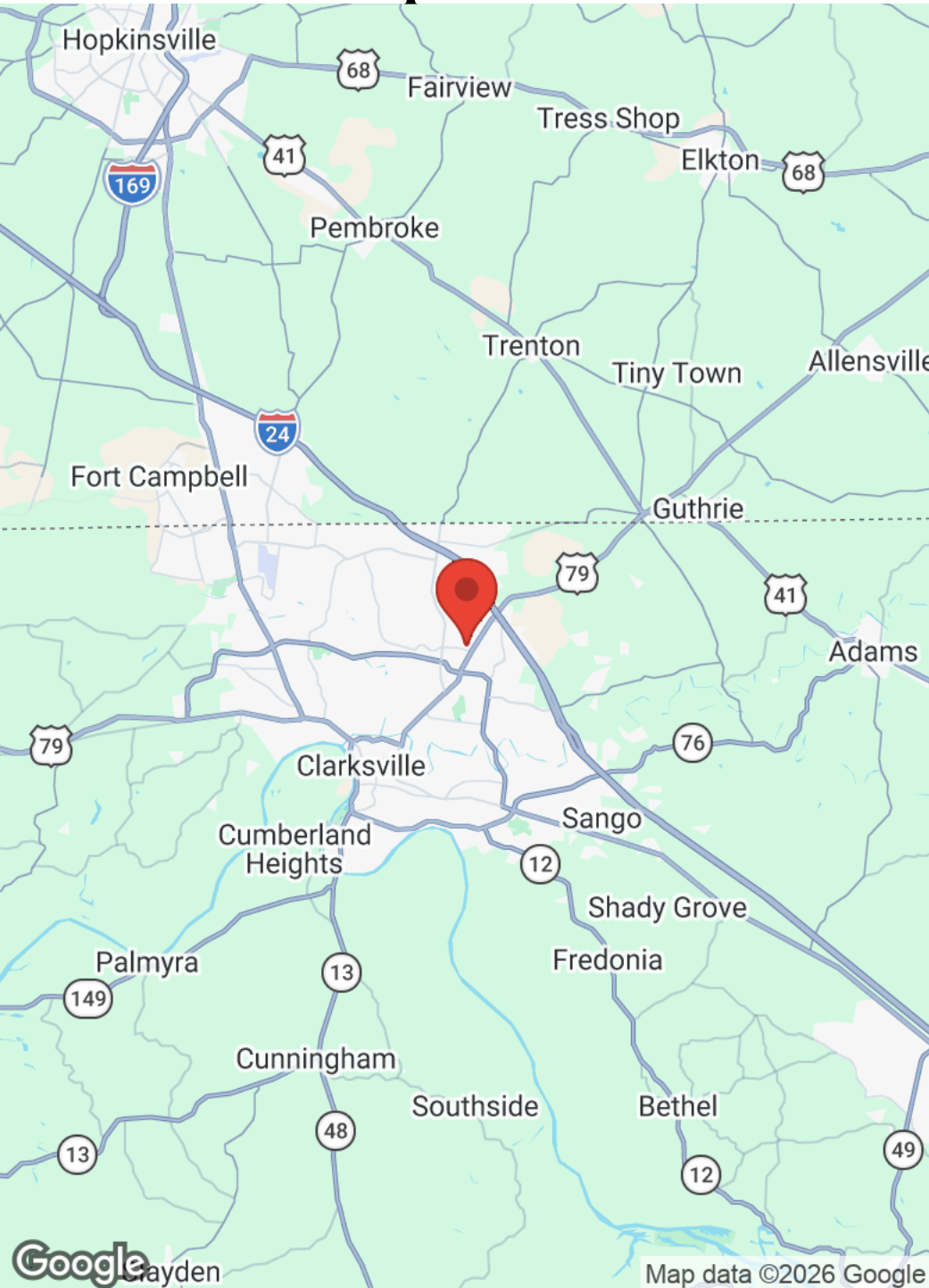
Property Photos

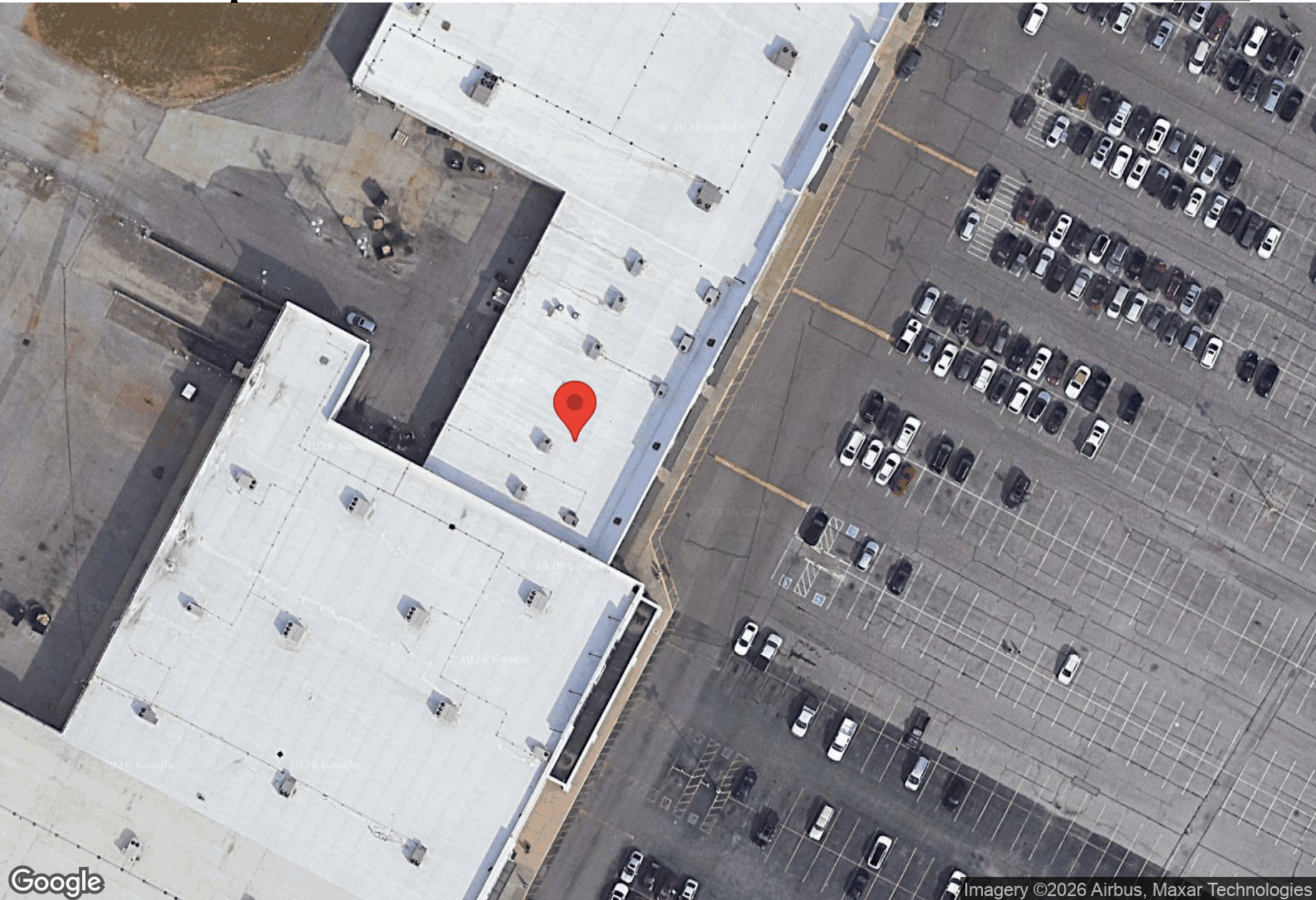


Regional Map



Location Maps





Business Map



 LongHorn Steakhouse

 Governor's Square Mall

 At Home

 Once Upon A Child

 T.J. Maxx

 Office Depot

 Five Below

 Krystal

 Texas Roadhouse

 The Home Depot

 Penn Station East Coast Subs

Austin Square Shopping Center

2712-2780 Wilma Rudolph Blvd, Clarksville, TN 37040

Building Type: **General Retail**

Secondary: -

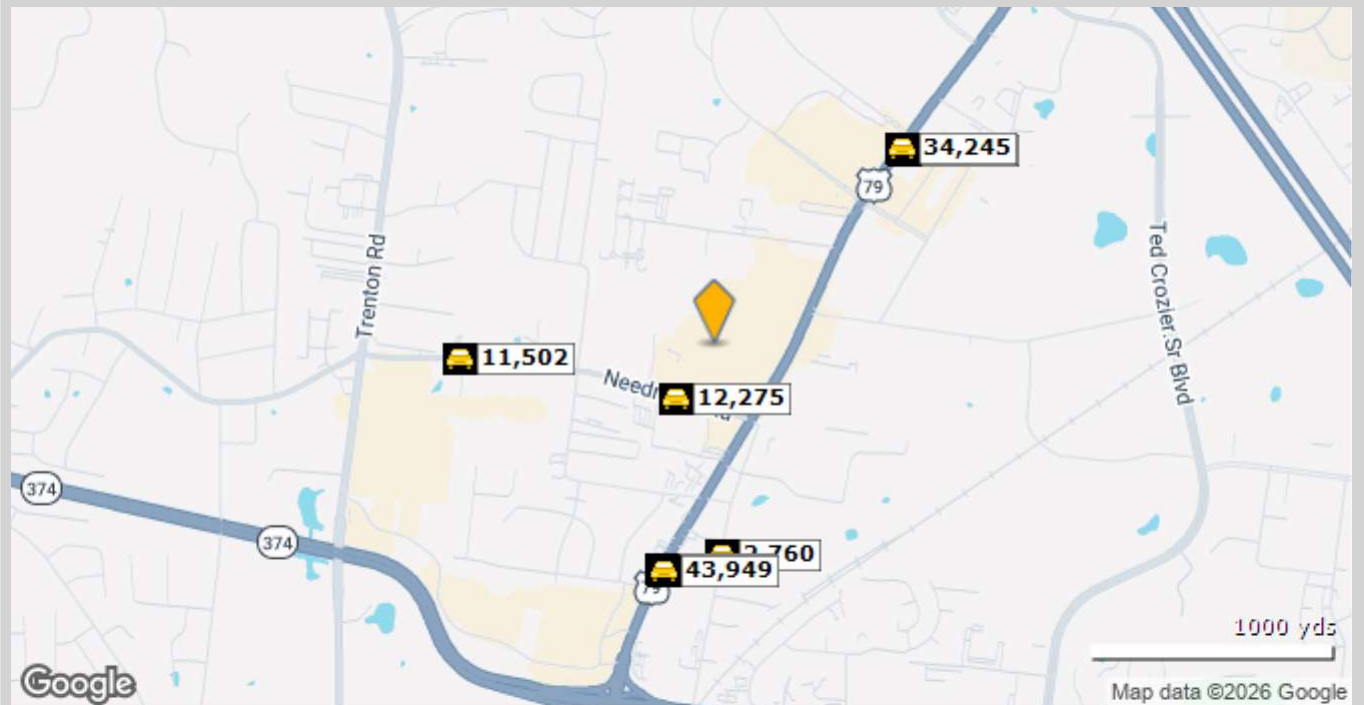
GLA: **62,709 SF**

Year Built: **1991**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Needmore Rd	Wilma Rudolph Blvd	0.18 E	2025	12,234	MPSI	.15
2	Needmore Rd	Wilma Rudolph Blvd	0.18 E	2024	12,275	MPSI	.15
3	Old Russellville Pike	Hickory Trce	0.10 S	2024	2,832	MPSI	.49
4	Old Russellville Pike	Hickory Trce	0.10 S	2025	2,760	MPSI	.49
5	Wilma Rudolph Blvd	Forest Hills Dr	0.05 SW	2025	44,147	MPSI	.54
6	Wilma Rudolph Blvd	Forest Hills Dr	0.05 SW	2024	43,949	MPSI	.54
7	Needmore Rd	Needmore Ct	0.09 W	2024	11,541	MPSI	.60
8	Needmore Rd	Needmore Ct	0.09 W	2025	11,502	MPSI	.60
9	Guthrie Hwy	N Edgewood Pl	0.03 NE	2024	37,300	MPSI	.66
10	Guthrie Hwy	N Edgewood Pl	0.03 NE	2025	34,245	MPSI	.66



Area development update



- 1. Town home development: 158 Town Homes
- 2. 2699 Trenton Rd: Retail center approximately 13,049 square feet
- 3. Town home development: approximately 72 Town homes
- 4. Freedom Farms: Mix use development. Retail, multifamily, hotel, convention center

KIM'S

ALTERATION
AND
DRY CLEANING

CLOTHES MENTOR

**BEAUTY
SUPPLY**

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