

RETAIL FOR LEASE—END CAP & INLINE

Beachaven Corner

1960 Madison Street, Clarksville, Tennessee



Overview

- ◆ Located in the center of the Madison Street retail corridor.
- ◆ Ample parking.
- ◆ Traffic signal at corner of Madison Street and Holly Circle.
- ◆ Average daily traffic count 21,032.
- ◆ Co-tenants include Papa Murphy's, Jersey Mikes, Caddy's Liquors, The UPS Store and Fantastic Sam's.
- ◆ Prominent monument signage.

For Leasing:

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Demographics:

	3 Mile	5 Mile	7 Mile
2019 Population	27,463	66,467	102,428
2024 Population	29,272	71,765	110,843
2010-2019 Population Growth	1.00%	1.36%	1.87%
2019 Households	11,781	26,439	39,543
2024 Projected Households	12,594	28,680	42,963
2010-2019 Household Growth	1.10%	1.45%	1.69%
2019 Average Household Size	2.30	2.43	2.53
2109 Average Household Income	\$81,615	\$78,480	\$79,205

