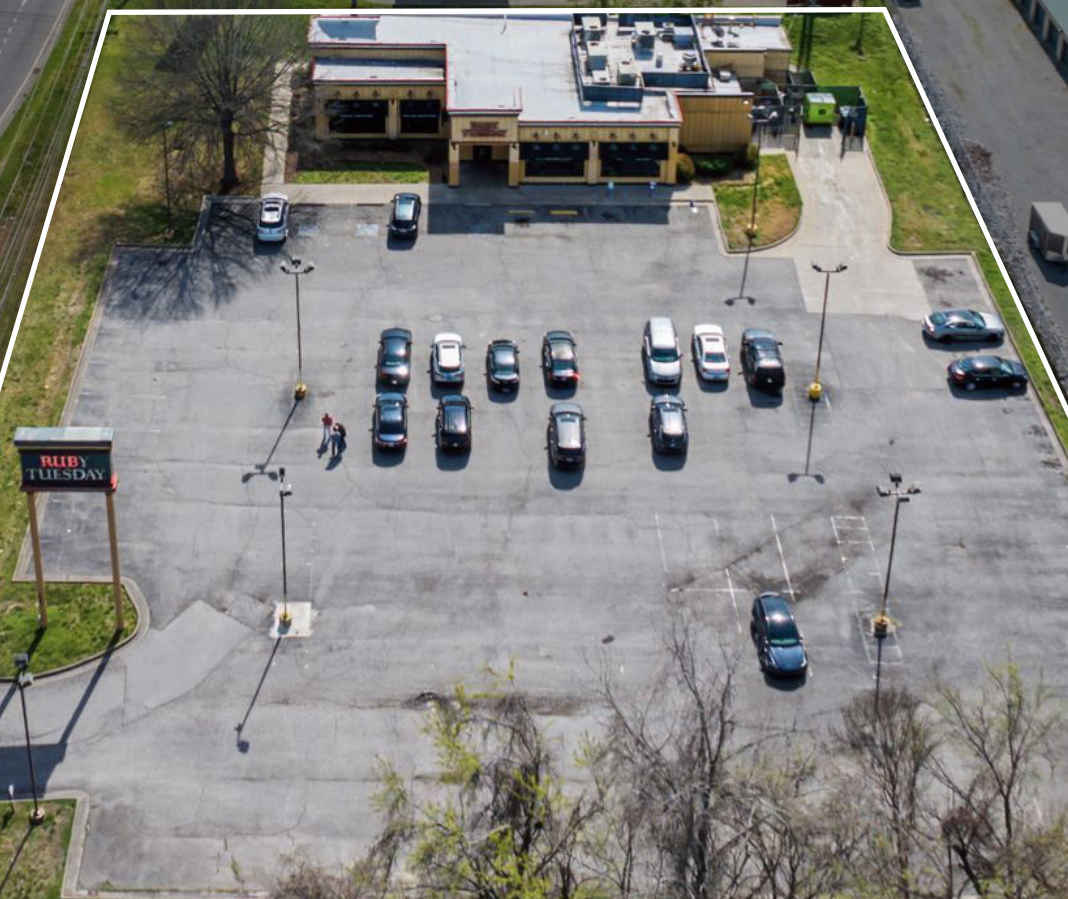


FOR LEASE
±1.69 ACRES

1826 Fort Campbell Blvd
CLARKSVILLE, TN



PROPERTY OVERVIEW

ADDRESS: 1826 Fort Campbell Blvd, Clarksville, TN

ACREAGE: ±1.69 Acres

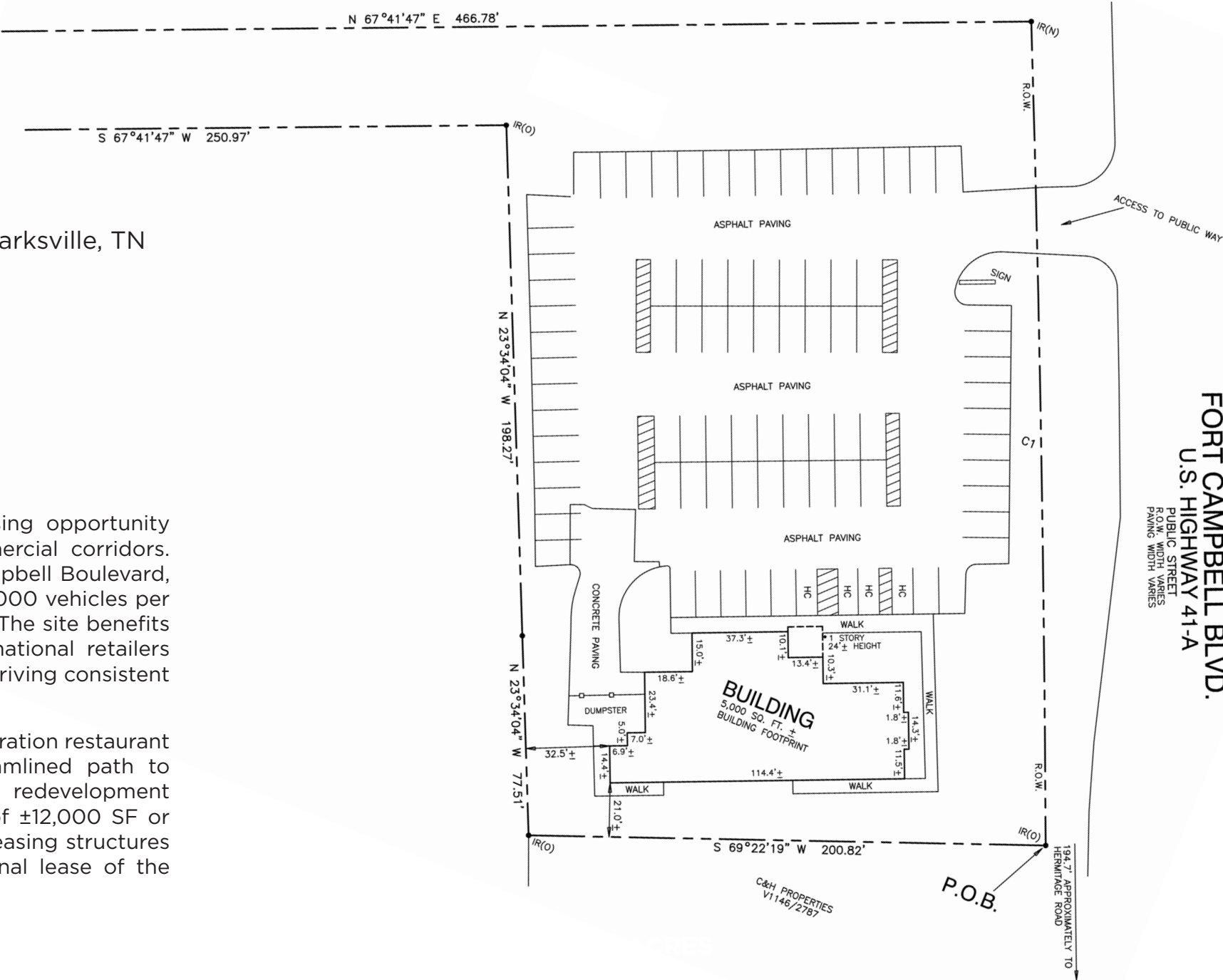
FRONTAGE: ±319 ft

BUILDING SF: ±5,015 SF

TRAFFIC COUNT: 35,867 VPD

This 1.69-acre site presents a rare retail leasing opportunity along one of Clarksville’s most active commercial corridors. Ideally positioned just off I-24 along Fort Campbell Boulevard, the property offers exposure to more than 35,000 vehicles per day, with excellent visibility and direct access. The site benefits from strong surrounding tenancy, including national retailers such as Chipotle, Whataburger, and Walmart, driving consistent consumer traffic to the immediate trade area.

The property features a ±5,015 SF second-generation restaurant building available for lease, offering a streamlined path to occupancy. The site also supports multiple redevelopment scenarios, including a single-tenant building of ±12,000 SF or multiple two-building configuration options. Leasing structures are flexible and can accommodate a traditional lease of the existing building, ground lease, or build-to-suit.



AREA OVERVIEW



FOR LEASE | 1826 Fort Campbell Blvd

AREA MAP

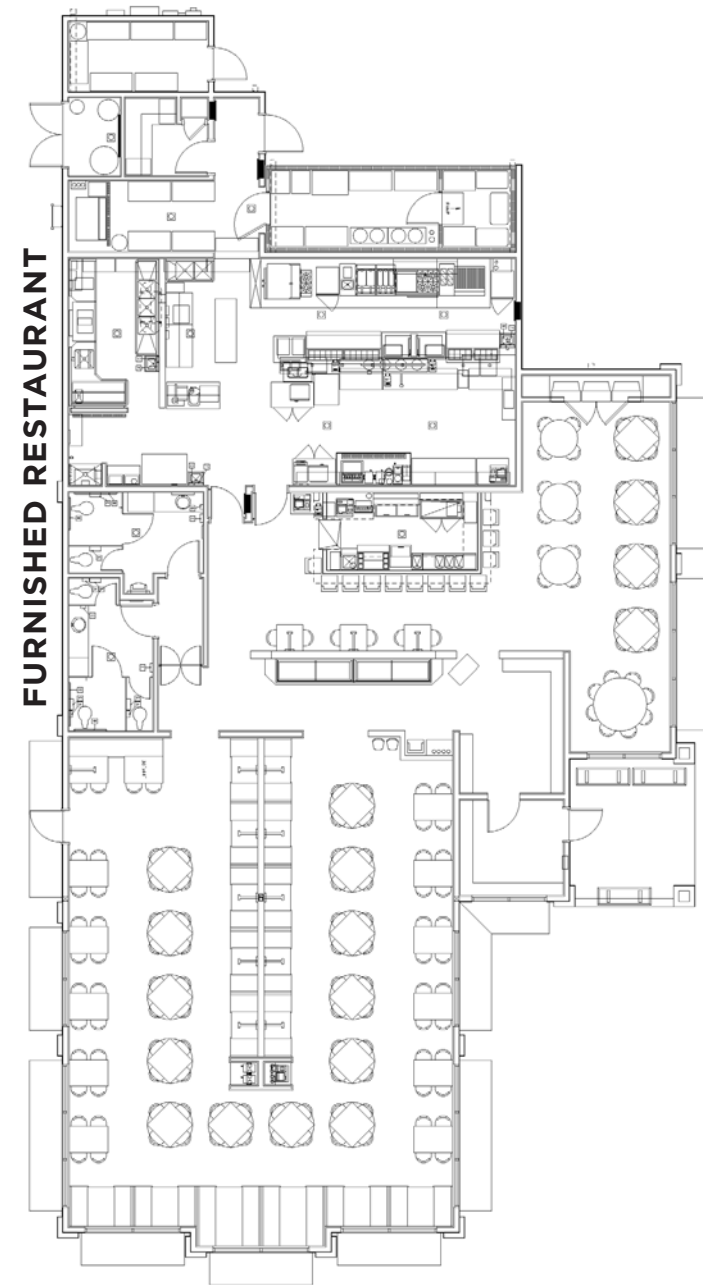
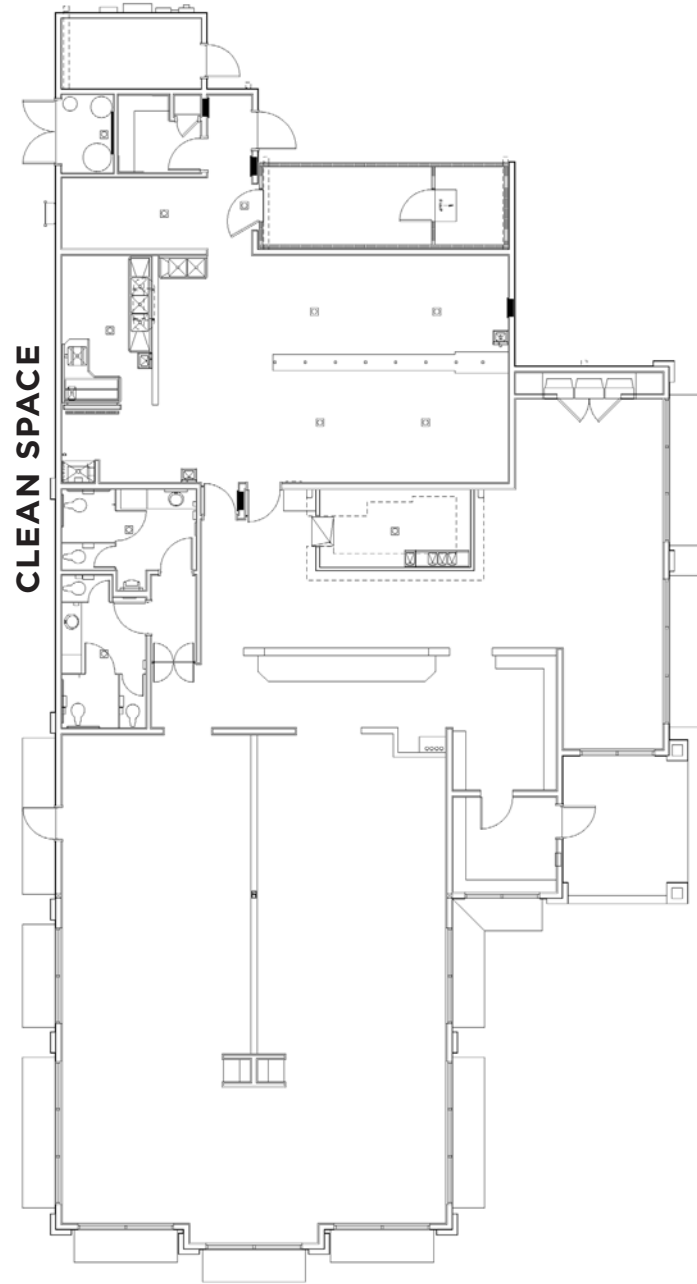


FOR LEASE | 1826 Fort Campbell Blvd

PARCEL OVERVIEW

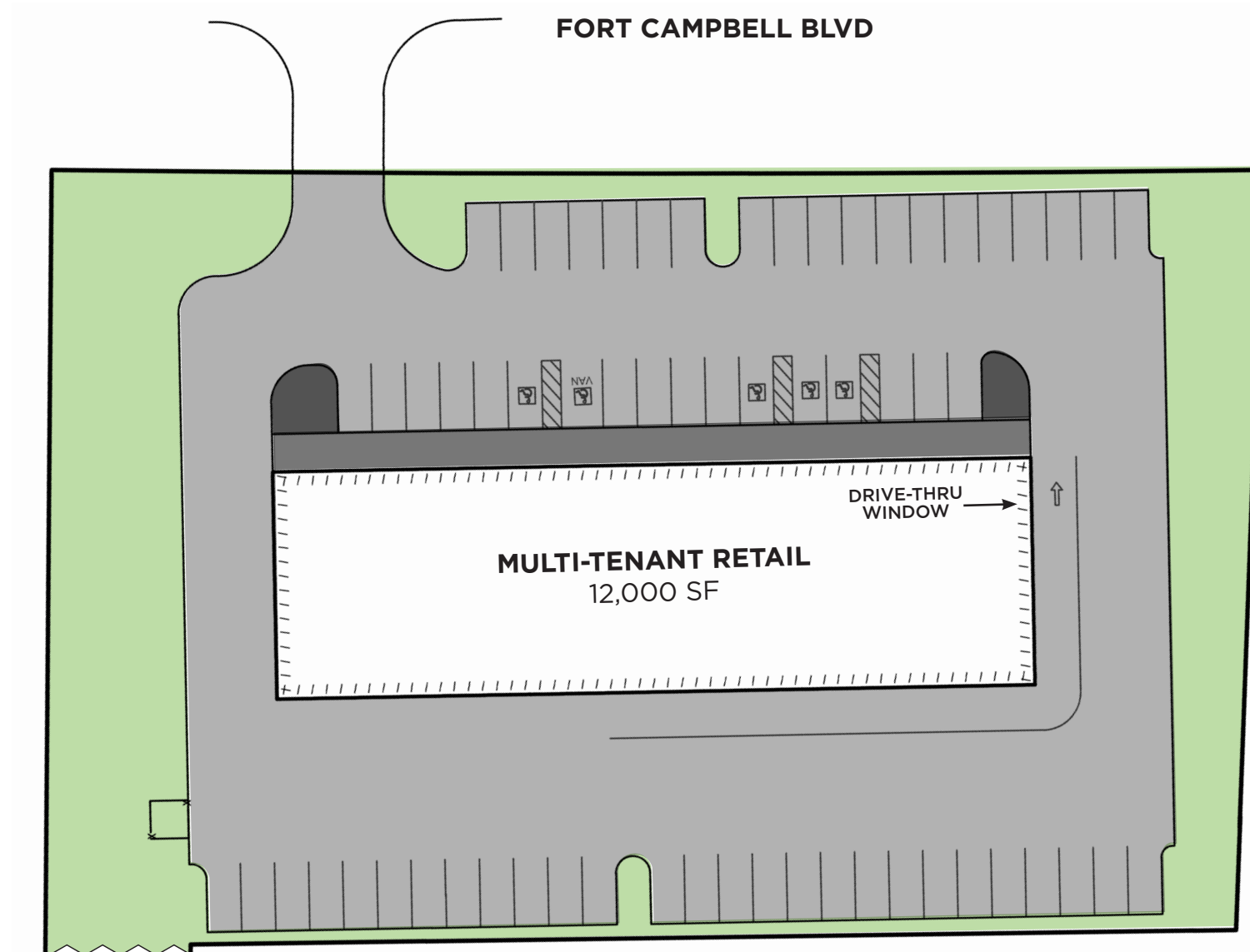


FLOOR PLAN



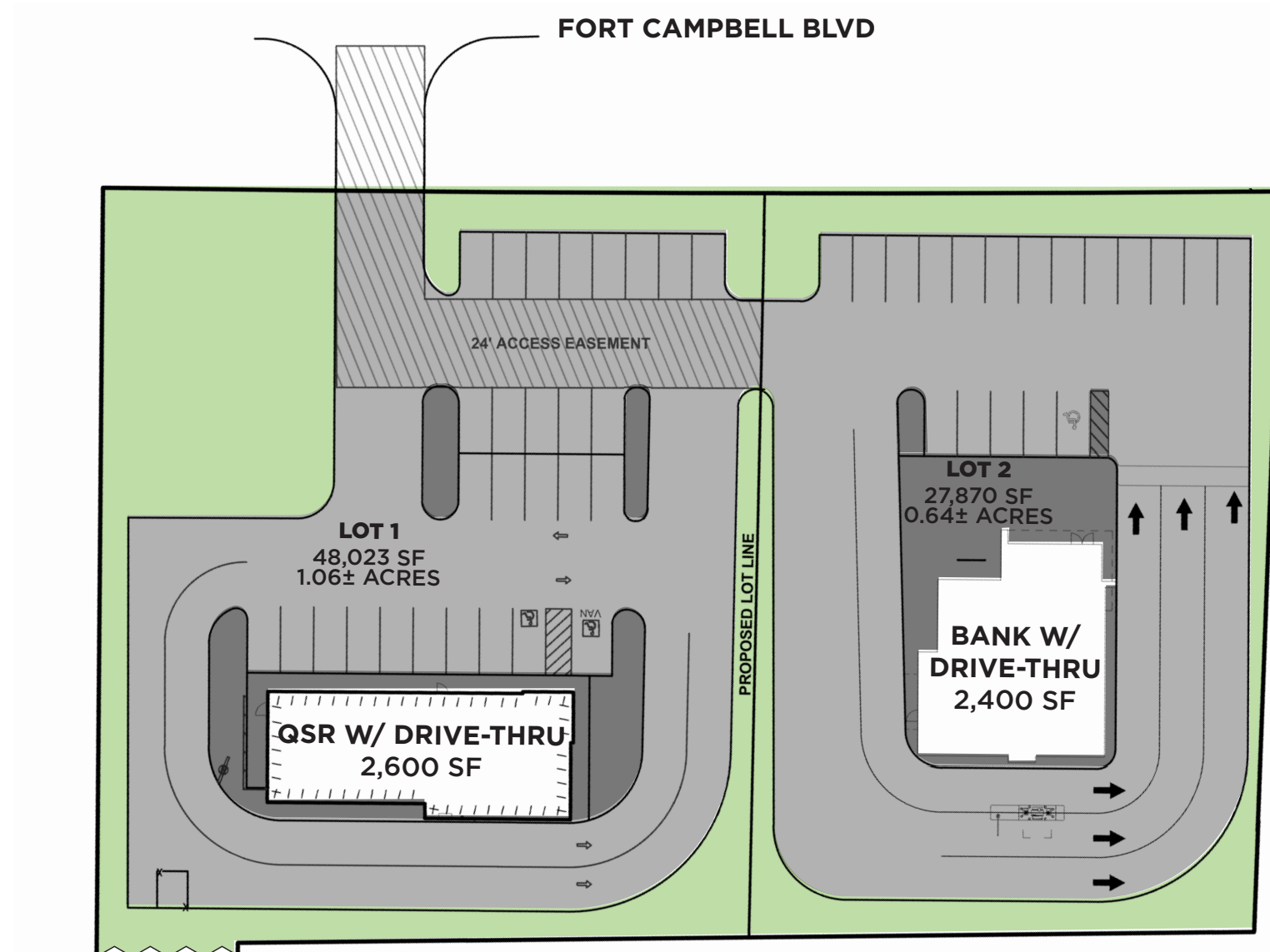
DEVELOPMENT SITE PLAN

SITE PLAN #1: ONE NEW BUILDING



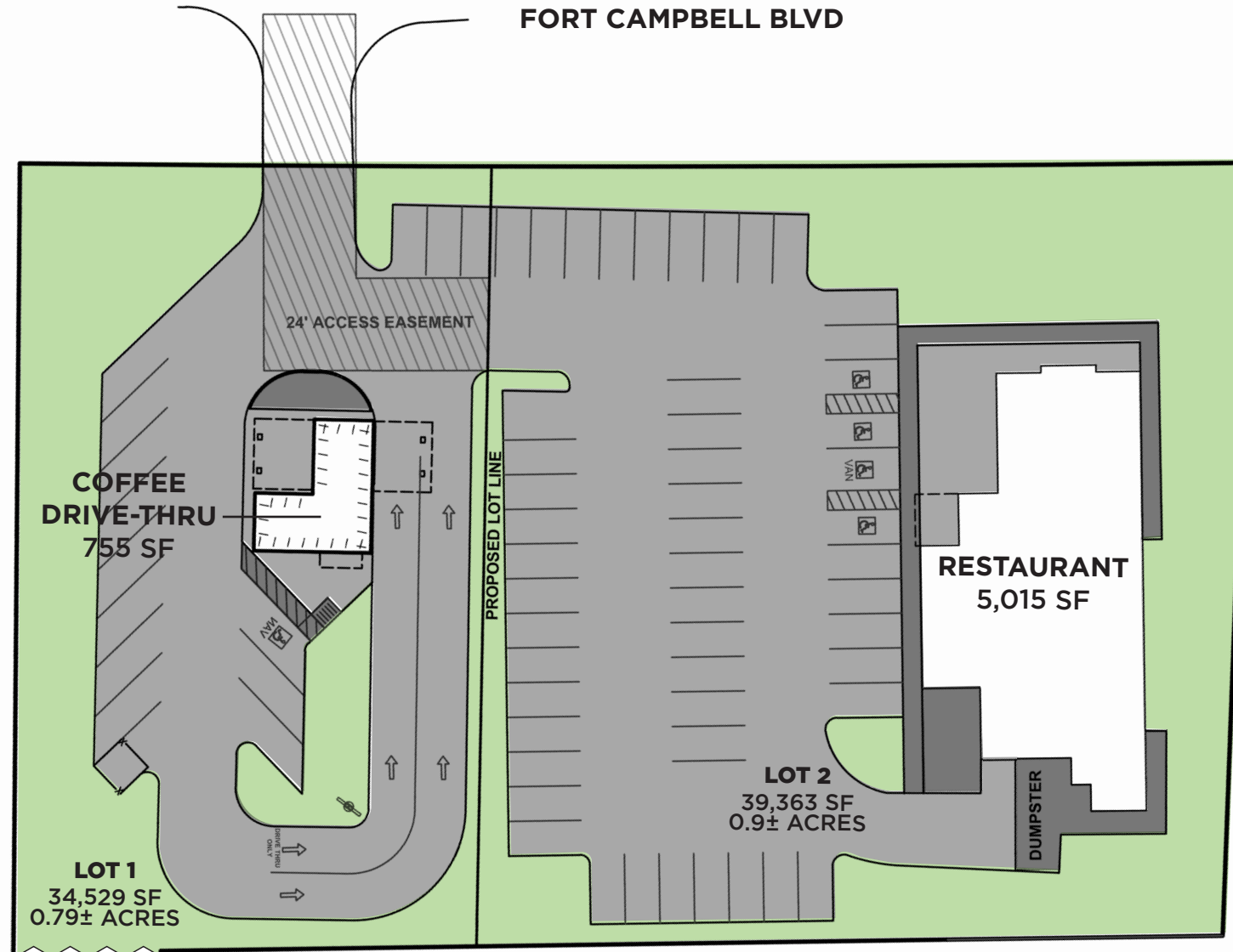
DEVELOPMENT SITE PLAN

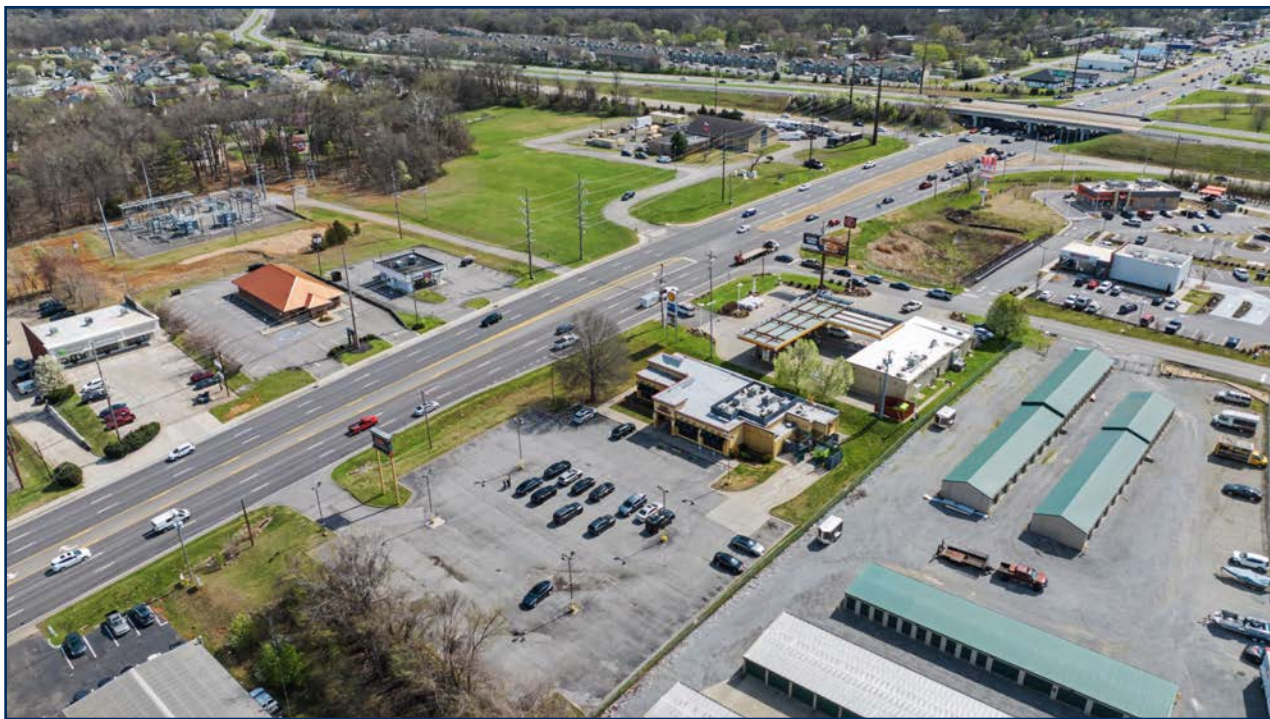
SITE PLAN #2: TWO NEW BUILDINGS



DEVELOPMENT SITE PLAN

SITE PLAN #3: KEEP AND ADD NEW BUILDING





FOR LEASE | 1826 Fort Campbell Blvd

CLARKSVILLE, TN



- I-24: 12 mi
- KENTUCKY BORDER: 4 mi
- CLARKSVILLE REGIONAL AIRPORT: 8 min
- HERITAGE PARK: 10 min
- ARMED SERVICES YMCA: 11 min
- AUSTIN PEAY STATE UNIVERSITY: 13 min
- DOWNTOWN CLARKSVILLE: 14 min
- GOVERNOR'S SQUARE MALL: 22 min
- FORT CAMPBELL MILITARY BASE: 19 min

DEMOGRAPHICS (3 mile radius)

53,420	\$77,615	19,471	33
POPULATION	AVG HH INCOME	HOUSEHOLDS	MEDIAN AGE

35,867 VPD	31,700 VPD
FORT CAMPBELL BLVD	374 STATE HWY

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.



1826 FORT CAMPBELL BLVD
CLARKSVILLE, TN

1.69 Acres | For Lease

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