

For Lease

Office Building

1,584 SF | \$12.00 SF/yr



55 N First Street

Clarksville, Tennessee 37040

Property Highlights

- 2- 1,584 SF office suites (can be combined)
- Third floor- great views
- Elevator
- Lease Rate \$12.00 PSF
- Located directly across from City Hall
- One block from the Montgomery County Court House and Courts Complex

OFFERING SUMMARY

Available SF	1,584 SF
Lease Rate	\$12.00 SF/yr (NNN)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,503	\$30,174
3 Miles	28,841	\$45,139
5 Miles	69,860	\$50,410

For more information

Wayne Wilkinson, CCIM

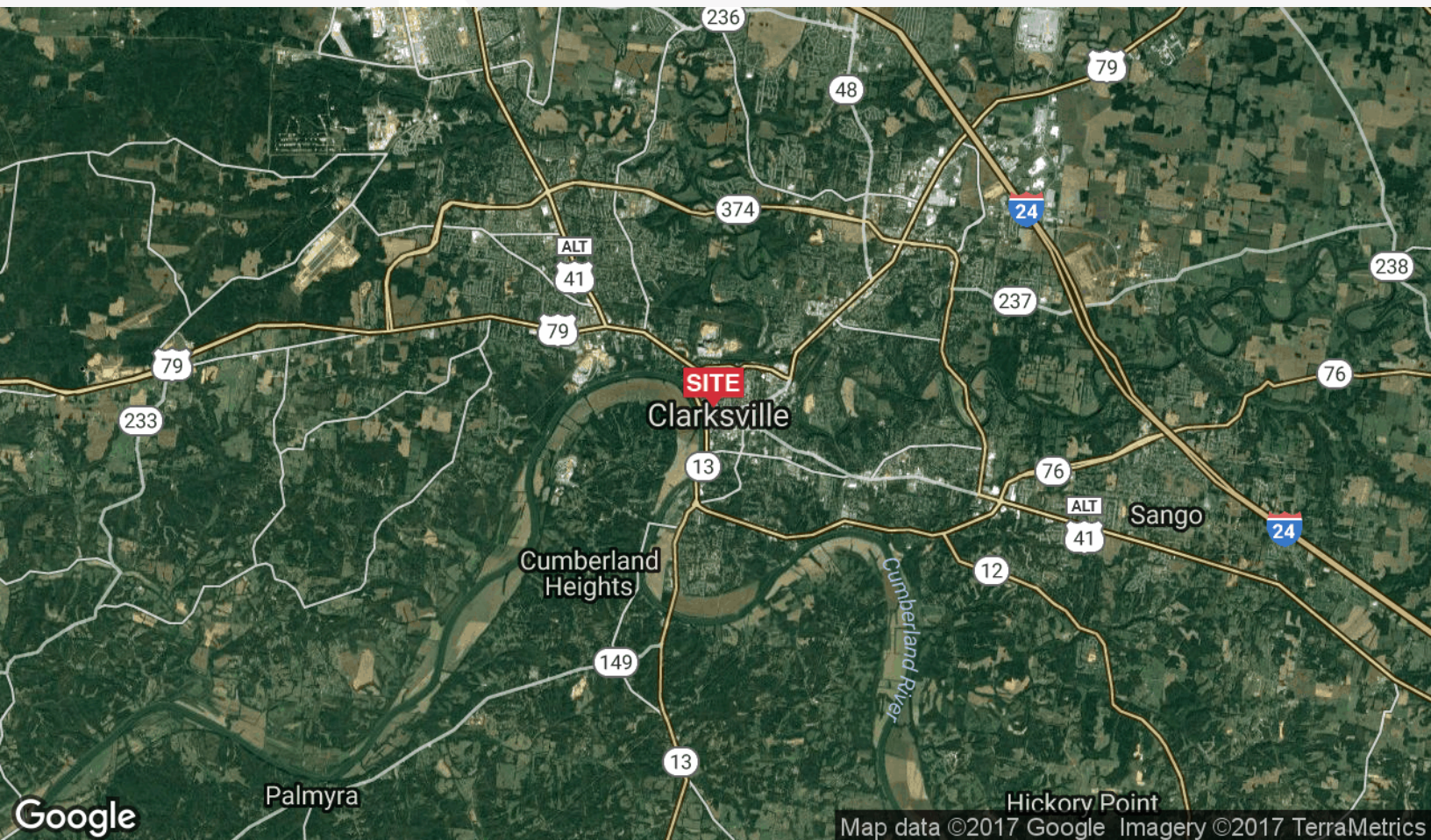
O: 931 648 4700

wpw@naiclarksville.com

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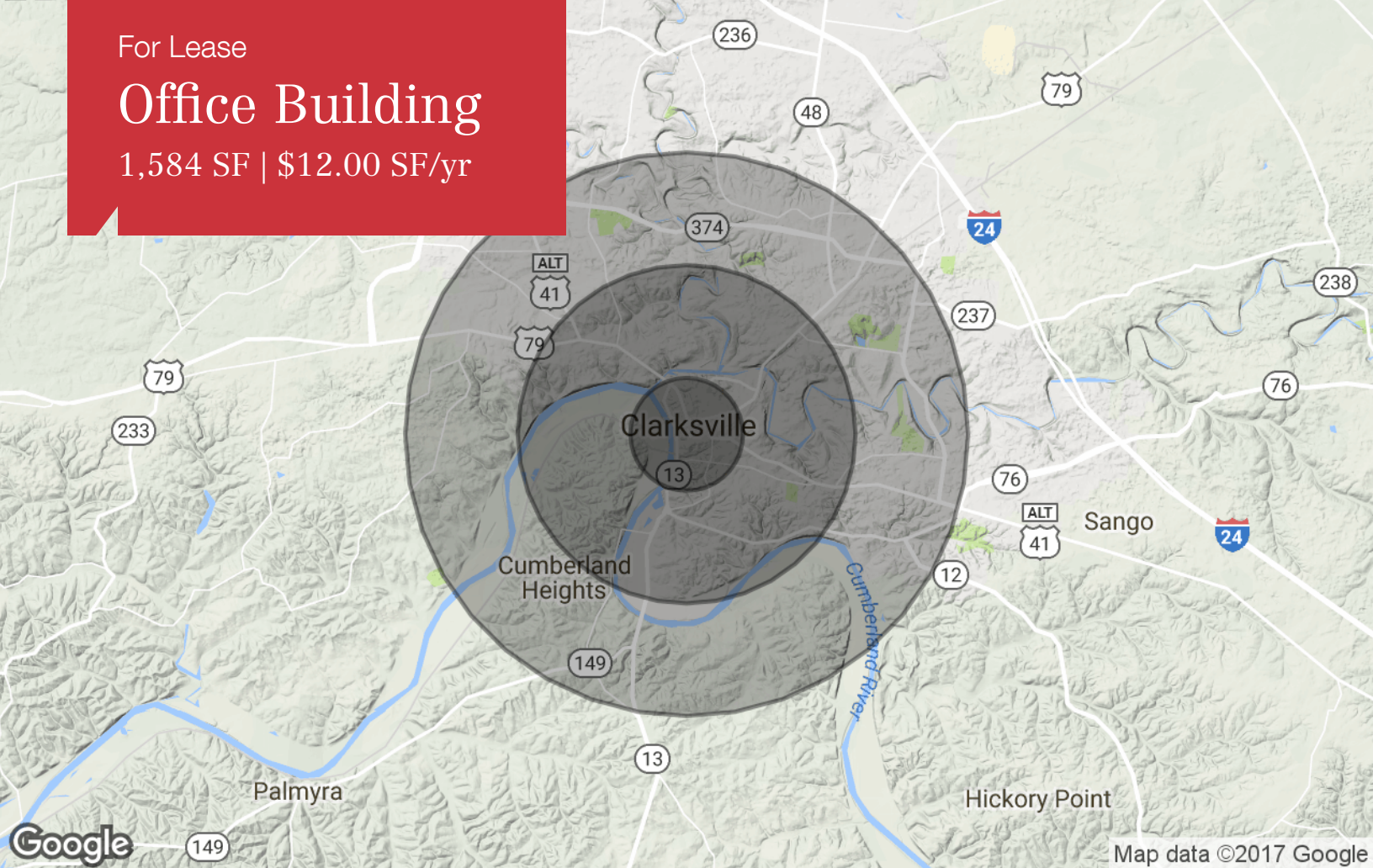
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,503	28,841	69,860
MEDIAN AGE	26.4	31.9	32.4
MEDIAN AGE (MALE)	26.5	31.3	31.4
MEDIAN AGE (FEMALE)	27.1	32.4	33.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,583	11,286	27,204
# OF PERSONS PER HH	2.8	2.6	2.6
AVERAGE HH INCOME	\$30,174	\$45,139	\$50,410
AVERAGE HOUSE VALUE	\$144,875	\$143,681	\$126,609

Race

	1 Mile	3 Miles	5 Miles
% WHITE	59.5%	65.7%	71.4%
% BLACK	34.3%	29.1%	23.7%
% ASIAN	1.0%	1.1%	2.0%
% HAWAIIAN	0.6%	0.6%	0.6%
% INDIAN	2.7%	1.8%	0.9%
% OTHER	2.4%	2.3%	2.0%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	5.2%	6.2%	6.6%

* Demographic data derived from 2010 US Census