



# For Lease

## Small Shop Space on Publix Outparcel

- 1,136 SF End-Cap Availability
- Located at signalized intersection (18,591 VPD) with multiple access points
- Excellent Visibility off Madison Street
- Ample Parking

## Local Retailers

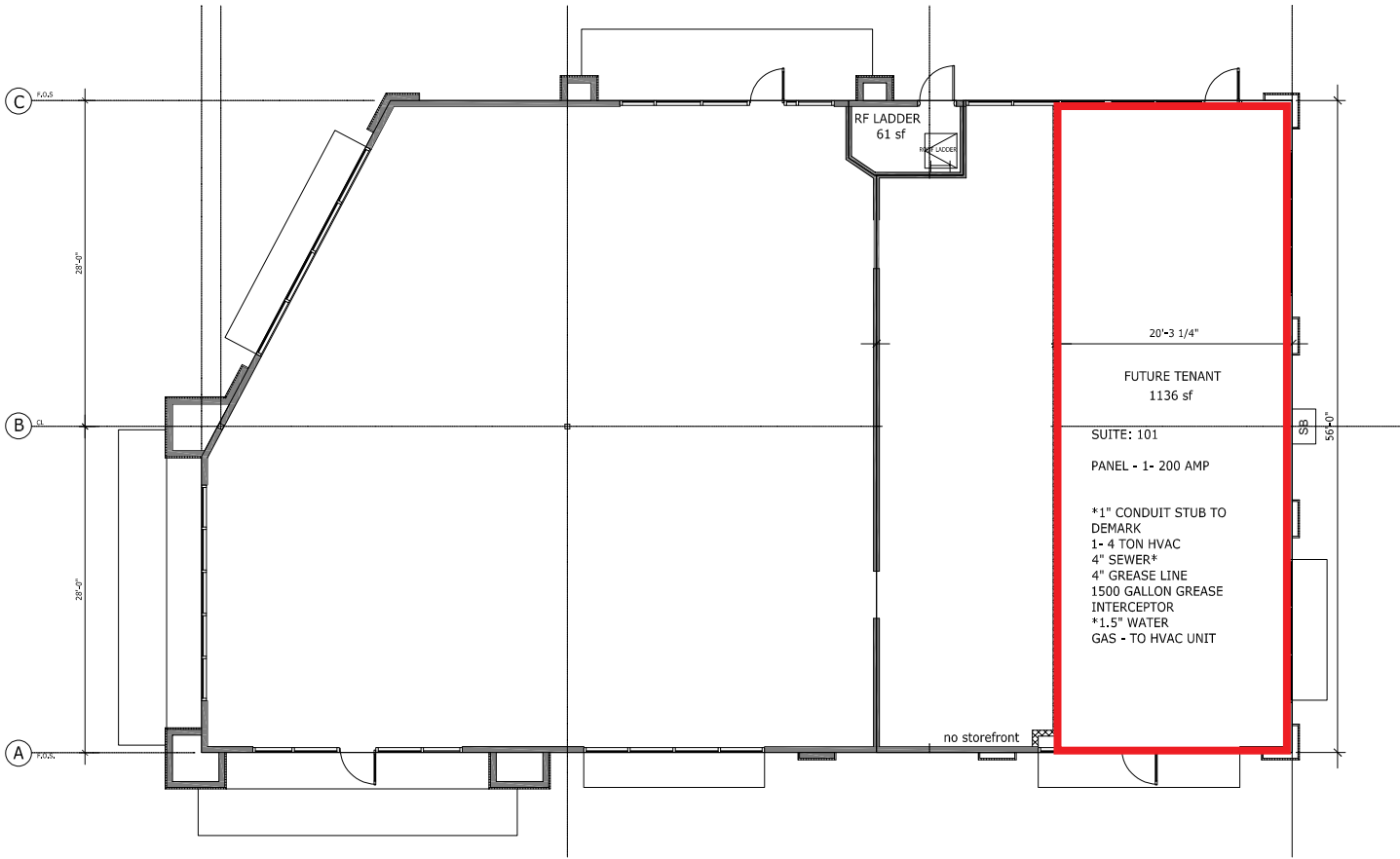
Kroger, Publix, Lowe's Home Improvement, Goodwill, Dollar General, Pacific Dental, Badcock & More, Tuesday Morning, O'Reilly, Sport Clips, Jimmy Johns, Great Clips, Massage Envy, Cricket, Five Guys, AT&T, Cold Stone Creamery, Chick Fil A, Auto Zone, Walgreens, Jersey Mike's, Fantastic Sam's, Valvoline, Do it Best

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1776 MADISON STREET  
CLARKSVILLE TN 37043  
5,000 S.F.  
NON-SPRINKLER


### 1 Miles

### 3 Miles

### 5 Miles


 7,110  
Estimated 2022 population

 37,555  
Estimated 2022 population

 74,263  
Estimated 2022 population

 \$64,936  
Average household income


 \$78,600  
Average household income


 \$82,693  
Average household income


 38.4  
Median age

 36.2  
Median age

 35.4  
Median age

 8,502  
Daytime Population

 42,187  
Daytime Population

 76,434  
Daytime Population