

# FOR SALE OR LEASE

\*available for purchase together or separately

LOT 2: 1.40 ACRES

BUILDING: 40,475 SF

LOT 3: 0.87 ACRES

2691 TRENTON RD  
CLARKSVILLE, TN

BUILDING : 40,475 SF  
LOT 2 : 1.40 ACRES  
LOT 3 : 0.87 ACRES



# PROPERTY HIGHLIGHTS

## LOCATED ON 7.05 ACRES

Cushman & Wakefield is pleased to present a unique mixed-use investment opportunity located at 2691 Trenton Road, Clarksville, TN. This property is located in the heart of Clarksville, a quarter mile from 101st Airborne Division Pkwy, boasting 40,475 SF of retail or office space on a flat 7.05 acres.

---

Building Size : 40,475 SF

---

Lot 2 : 1.40 acres

---

Lot 3 : 0.87 acres

---

Site Area : 7.05 acres

---

Zoning : C-5

---

Parking : 302 spaces

---

Single Story

---



---

Year Built : 2013

---

34,580 ADT

---

Potential Uses: (Lot 2) - Drive Thru Restaurant, QSR/Ground Lease  
(Lot 3) - Unanchored Strip Center or BTS

---

**\*PRICING NEGOTIABLE**

**\*\*FLOOR PLAN AVAILABLE UPON REQUEST**

**\*\*\*RPC APPROVED SITE PLANS**

# WHY CLARKSVILLE

**MAC CONWAY  
AWARD  
RECIPIENT**  
SITE SELECTION, 2023

**EDO OF THE  
YEAR  
AWARD**  
BUSINESS FACILITIES, 2023

**#4 METRO BY  
PROJECTS PER  
CAPITA**  
SITE SELECTION, 2022

## ACCOLADES

**HOTTEST ZIP  
CODE  
FOR 2022**

OPENDOOR, 2022

**#4 IN THE NATION  
FOR TALENT  
ATTRACTION**

LIGHTCAST, 2022

**#1 MOST DESIRABLE  
ZIP CODE IN AMERICA  
FOR RELOCATION IN  
2021**

OPENDOOR, 2022



# WHY CLARKSVILLE

**101 K**

Clarksville  
Employment

**3.9%**

Clarksville  
Unemployment Rate

**3.6%**

U.S.  
Unemployment Rate

*Source: BLS*



## ECONOMY

Named the Hottest Zip Code for 2022, Clarksville's economy continues to experience robust activity across the board. A low cost of living paired with a high quality of life have placed the growing city among one of the top places to relocate to, beating out comparable cities across the country. Development activity has increased as a direct correlation, with the city recently announcing a 30 acre mixed-use development slated for downtown Clarksville. The project, currently named The Vulcan Site, will be centered around a minor league baseball stadium that will also accompany other sporting events and community activities. In addition to the stadium, the project plans to include a brand hotel, live performance venues, high-quality apartments, and various retail and dining venues. South Carolina based developer VP Riverside Development is headlining the project along with the city, with a construction start date to be announced later this year.

Korean giant LG Chem announced plans to build a \$3.2 billion cathode manufacturing plant last year, becoming the largest foreign direct investment in Tennessee history. The plant began construction in Q1 2023 and will create 860 new jobs for the city of Clarksville. Once completed, the facility will reign as the largest of its kind throughout the United States. LG Chem joins an already diverse business environment, with notable businesses such as Hankook Tires, Tennova Healthcare, Austin Peay State University, and Jostens named as top employers for the region.

With an abundance of diverse businesses, Clarksville is poised to remain a top destination for new business development. A strong, high performing economy along with a vast labor force place Clarksville in an advantageous position for the foreseeable future.



# PROPERTY + POTENTIAL

## C-5

The CS Highway & Arterial Commercial District is intended to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to motor vehicle oriented trends. This district has become a recent focal point for national retail operators. The addition of Publix in the summer of 2022 speaks to the density and accessibility of the area, with many more businesses to follow.

**Recommended uses:** Mixed-use with active retail, self storage, colleges and/or religious organizations. In large building footprints, multiple public facing uses are encouraged to maximize activity, including activity on the weekends and evenings.

**Permitted Uses:** Assembly Hall, Automobile Parking/Repair/Sales, Cafe/Coffee Shop, Car Wash, Child Care Facility, Furniture & Appliance Store, Heavy Equipment Sales, Kennel, Mobile Storage Unit, Nursery, Personal Care Services, Restaurant, Business School, Elementary, Middle & High School, Warehouse, Religious Institution, Hospital, Assisted Living Facility, Outpatient Clinic, Medical Office, etc.



# DEMOGRAPHICS

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
2023 Total Population	7,371	42,605	113,201
2028 Total Population	7,878	46,096	121,990
MEDIAN AGE			
2023	31.0	33.1	32.7
2028	30.8	33.2	32.8
HOUSEHOLD SUMMARY			
2023 Households	3,198	15,969	41,139
2028 Households	3,474	17,444	44,771
MEDIAN HOUSEHOLD INCOME			
2023	\$56,367	\$65,913	\$63,458
2028	\$61,264	\$73,845	\$71,705
MEDIAN HOME VALUE			
2023	\$190,642	\$239,253	\$238,581
2028	\$225,545	\$287,579	\$283,323



**0.35 MILES**  
to Airborne  
Division Pkwy



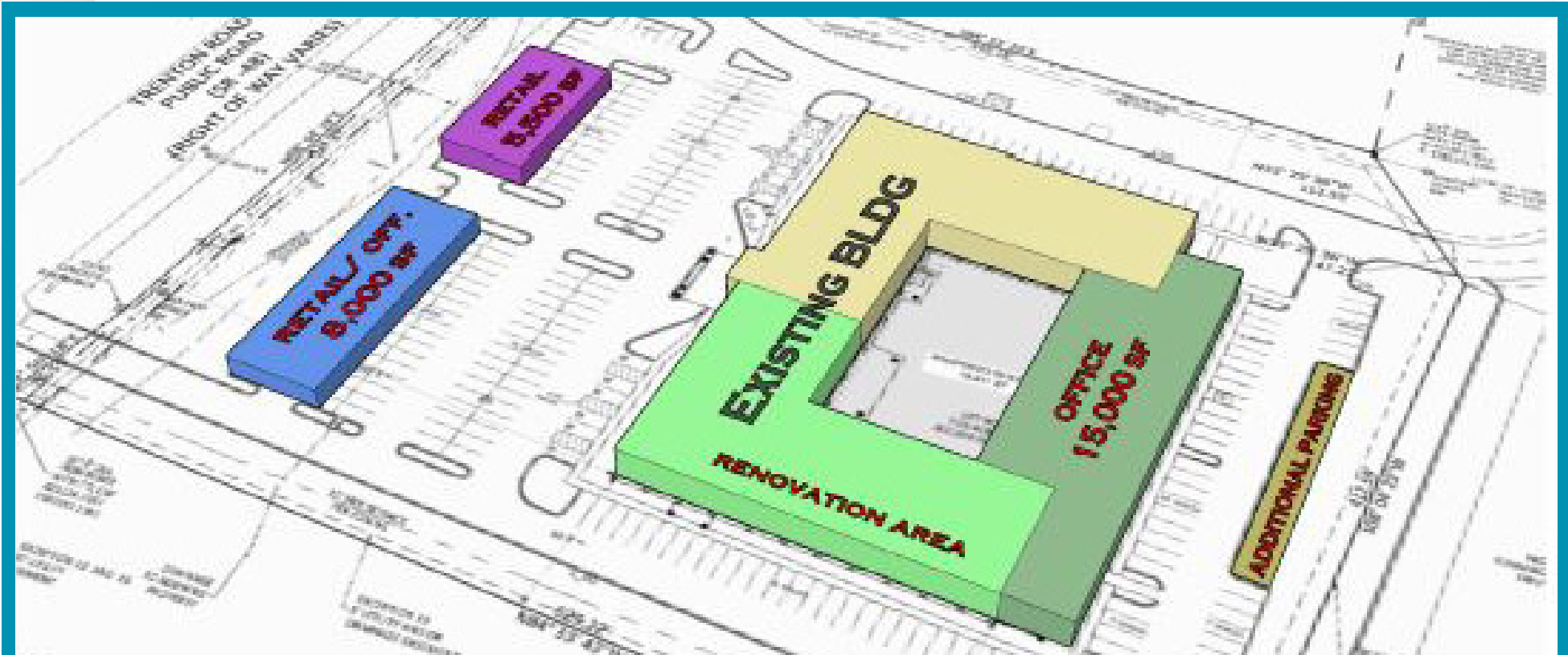
**2.5 MILES**  
to I-24



**47.7 MILES**  
to Downtown  
Nashville



# PROPOSED SPECS



- Total Acreage: 307,028 SF
- Existing Impervious Area: 138,396 SF
- Removing Impervious: 14,175 SF
- Final Impervious: 416,847 SF
- Building Height: 35' Maximum
- Proposed Building Coverage: 29,063 SF
- Total Proposed Coverage: 65,163 SF
- Proposed Office: 24,370 SF
- Proposed Medical Office: 12,074 SF
- Proposed School: 17,696 SF
- Proposed Restaurant: 5,500 SF
- Proposed Retail: 8,250 SF
- Proposed Office Parking: 73
- Proposed Medical Office Parking: 60
- Proposed Restaurant Parking: 55
- Proposed Retail Parking: 41
- Proposed School Parking: 21
- Proposed Parking: 250
- Total Proposed Parking: 250

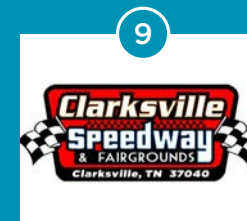
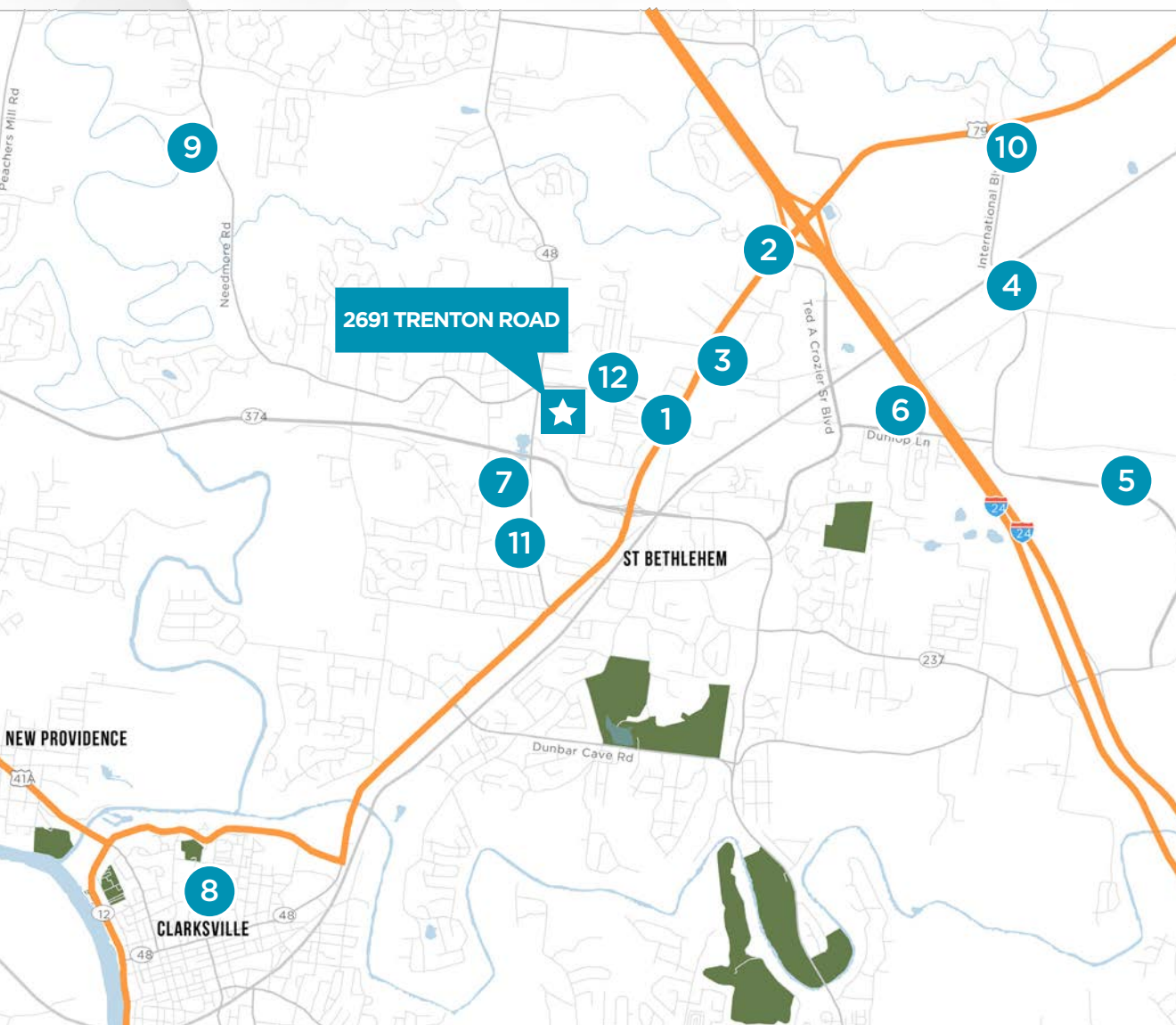


# PHOTOGRAPHY





# CORPORATE NEIGHBORS

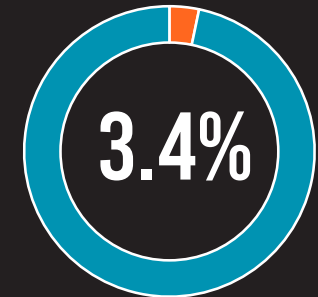


# BOOMING HOUSING & JOB MARKET

Clarksville's residential market has benefited from a recent influx of new residents and economic development, resulting in nearly a 11.0% increase in population between 2010 and 2020. In fact, the Clarksville metro has experienced positive population growth every year in the last two decades. This migration has resulted in strong housing demand in a relatively short time period. As a result, Clarksville granted a total of 8,205 housing permits from 2021-2022, a near 30.0% increase from permits granted from 2019-2020. The overall residential market continues to experience growth as well with nearly 540 units under construction. Once delivered, these units will represent a 3.4% expansion of Clarksville's current residential inventory.

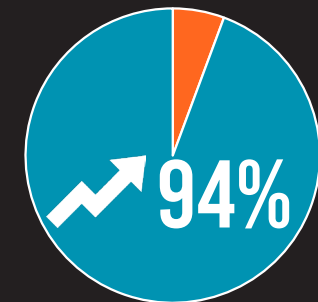
Both Clarksville and Montgomery County will continue to experience strong fundamentals thanks to an influx of new jobs from notable projects in the region. Occupancy has historically remained high in Clarksville, averaging 92% since 2020. Projections for occupancy remain strong going forward, averaging 94% (2023-2028). Clarksville will benefit from new developments in the near future such as LG Chem's state of the art battery plant, which is slated to start operations by the end of this year. The project is projected to create close to 305 relocations to the area in addition to 46 new residential developments. In addition, companies such as Hankook Tires, Tennova Healthcare, and Jostens will continue to create job opportunities for the region.

## 540 MULTIFAMILY UNITS UNDER CONSTRUCTION



Supply expected to increase 3.4% in near future

## OCCUPANCY TO INCREASE TO 94%



Blue = occupied. Orange = unoccupied

- From 2010-2020, Montgomery population has increased 32.0%.
- From 2010-2020, Clarksville population has increased 11.0%
- Clarksville has experienced positive population growth for over two decades
- From 2021-2022, Clarksville granted a total of 8,205 housing permits, a near 30.0% increase from housing permits granted from 2019-2020.
- From 2011-2021, the 30-34 year old age segment saw the most growth among new residents in the Clarksville area.
- As of 2022, the Hospitality industry had created the most new jobs throughout the Clarksville area dating back to 2017.
- The unemployment rate of 4.2% sits 150.0 basis points below the historical average of 5.7%.





# AMENITY MAP





## CONTACT

CAMERON GRIER  
Senior Associate  
+1 615 301 2827  
[cameron.grier@cushwake.com](mailto:cameron.grier@cushwake.com)