

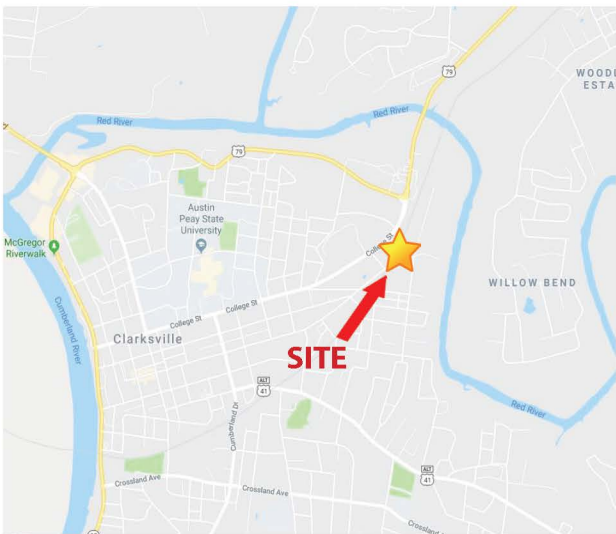


FOR SALE

1457 Madison Street, Clarksville TN 37040

Buildings 2,418 sf
Lot Size 0.32 acres
Sales Price \$ 375,000

- Multi-Tenant Automotive Retail
- Two Service Bays
- Capacity to add income-producing tenants
- Excellent visibility & access to Madison St.
- Traffic Count: 20,023 vehicles per day



Demographics	1 mile	3 mile	5 mile
Population	5,810	34,605	74,962
Avg HH Income	\$46,974	\$56,013	\$61,205
# of Households	2,472	14,345	29,605

Source: stdb.com

For more information, contact:

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