

**Pea Ridge Road | Clarksville, TN 37040**

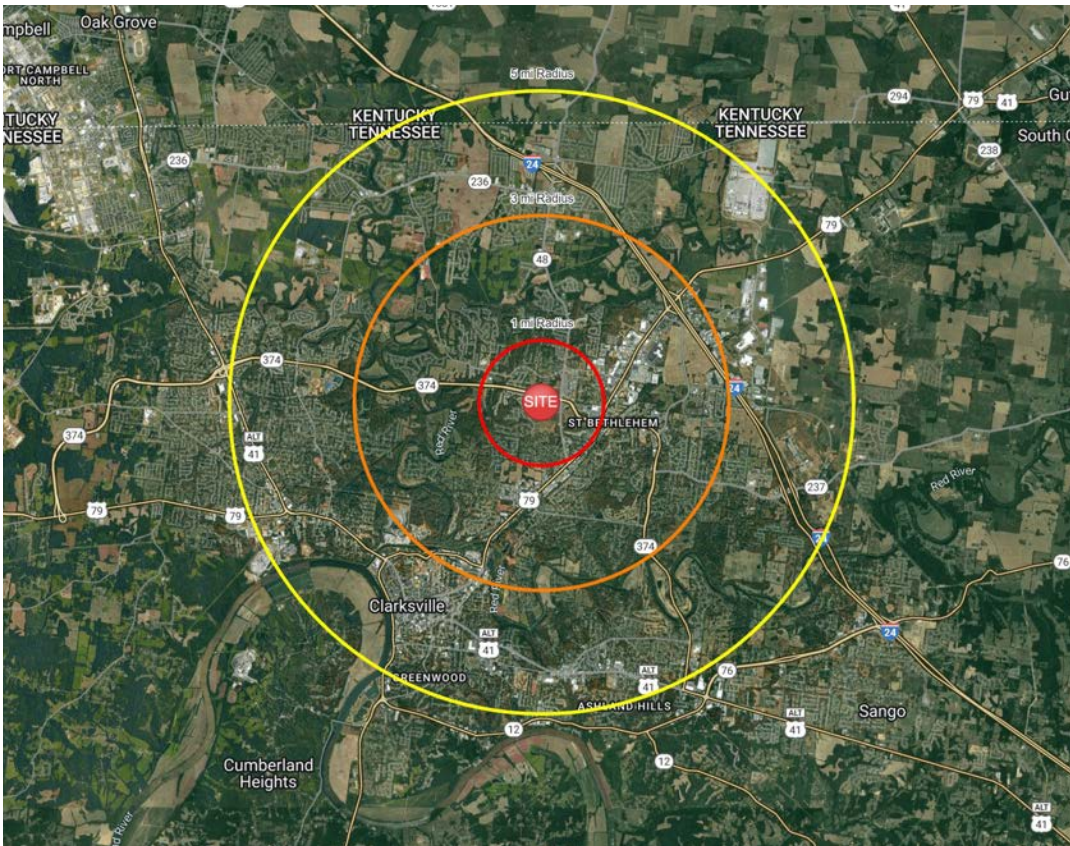


Arthur Perlen, CCIM  
615.234.4919 direct  
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Joey Valenti  
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*This is a prime parcel, situated in the fastest-growing economic epicenter of the Queen City. It is ideally suited for a high-traffic, family-oriented retail endeavor.*

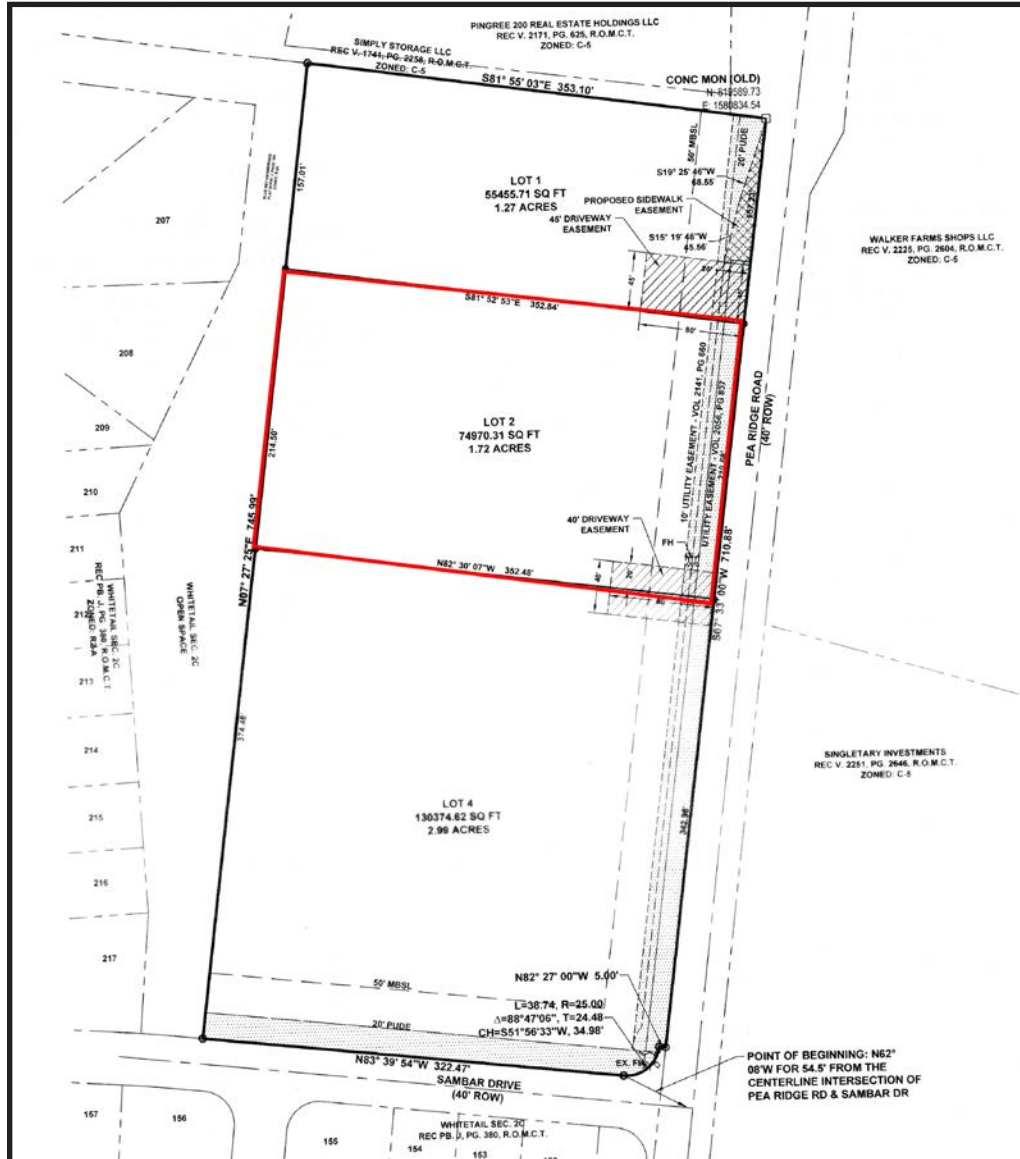


	1 Mile	3 Mile	5 Mile
Population	7,675	40,591	119,723
Households	2,907	15,415	45,335
Avg HH Income	\$ 82,040	\$ 94,714	\$ 84,306

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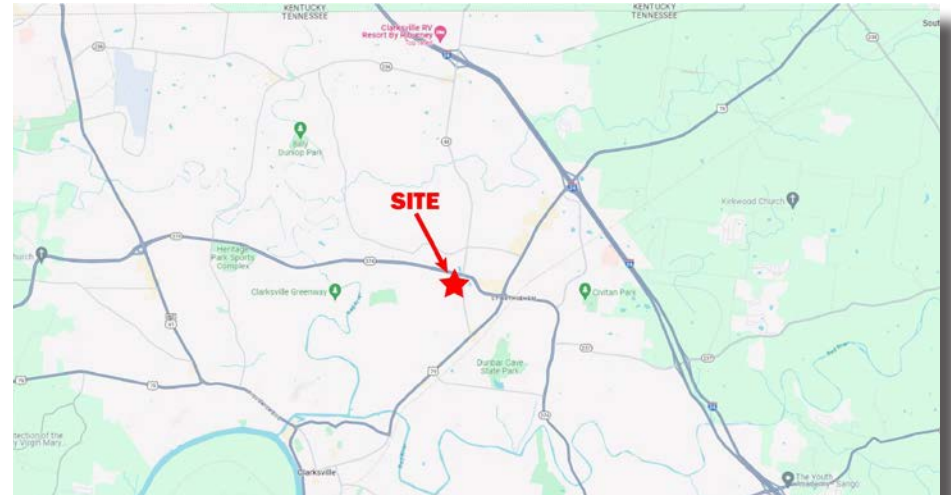




Lot Size  
Lease Rate  
Lease Type

1.72 AC  
\$ 100,000/Yr.  
NNN

- 1.72 Commercial-Zoned flat acres
- Ideal for Food, School or Automotive
- Available immediately
- Adjacent to newest Publix in the market
- New traffic light at 101st Airborne, coming Q3-2024



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