

Beachaven Corner
1960 Madison St Suite A
Clarksville, TN 37043

\$14 per sf plus \$5.82 NNN
3,900 sf End Cap

High Visibility Retail End Cap For Lease



End Cap 3,900 sf retail space for lease in the Madison St commercial corridor of Clarksville, TN. Walgreens is the anchor tenant at a corner by a streetlight. Customers have easy access and ample parking. Co-tenants: Fantastic Sams, UPS Store, Jersey Mike's, Emily Nails, Caddy's Liquor Store, Pet Studio, and banking. Some restrictions apply to new business. Traffic count: 23, 917. Additional rent is \$5.82 per sf as pass-through charges.

Income data in the 2-4-6-mile radius

	2	4	6
Households	6,723	21,165	34,805
Income data	\$70,417	\$77,396	\$75, 983

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REALTY

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