



NASSIMI REALTY

# TWO RIVERS CENTER

652-750 North Riverside

Clarksville, TN 37040



## DEMOGRAPHICS:

	1- Mile	3-Miles	5-Miles
Population	4,559	38,942	95,277
Total Households	1,563	15,508	38,373
Average Income	\$42,417	\$58,500	\$63,121

**GLA:** Approximately 244,031 SF

**LEASING AVAILABILITY:** 20,000-100,000 SF Flex Space  
1,748 SF In Line Space

**KEY FEATURES:** Busiest intersection in all of Clarksville.  
Great tenant mix. Abundant parking with easy access from road. Closest Shopping Center to Fort Campbell Military Base with over 30,000 soldiers.

**PROMINENT TENANTS:** Bargain Hunt, Citi Trends, Harbor Freight  
Tools, Hooters, O'Charley's, Badcock Furniture



## LOCATION:

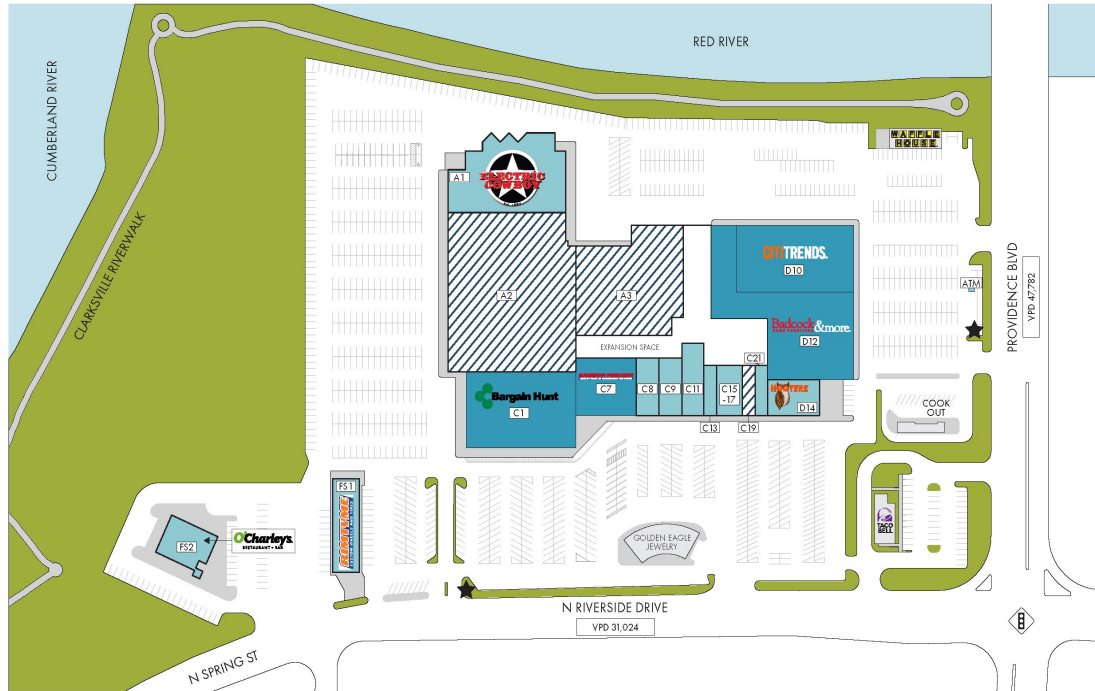
Located within the greater Nashville Metro area in Clarksville, TN. Less than one mile from Clarksville central business district and Austin Peay State University with over 10,000 students enrolled.

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CLARKSVILLE, TN

LOT	TENANT	AREA (SF)		AREA (SF)	TENANT
A1	ELECTRIC COWBOY	18,000	C13	MICHOACANA DELICIAS	1,554
A2	AVAILABLE	59,000	C15-17	NOVA FLOW	3,296
A3	AVAILABLE	6,000-36,000	C19	AVAILABLE	1,748
C1	BARGAIN HUNT	26,955	C21	CHINA WOK	1,607
C7	HARBOR FREIGHT TOOLS	11,536	D10	CITI TRENDS	17,830
C8	N' GUINE BAR & LOUNGE	3,051	D12	BADCOCK FURNITURE	34,292
C9	APPLIANCE 4 LESS	3,178	D14	HOOTERS	4,608
C11	CASA BLANCA	4,200	F51	RIM TYME	8,771
			F52	O'CHARLEY'S	7,000

