

# VETERANS CROSSING

1,425 SF AVAILABLE FOR LEASE

**VR** VERITAS  
REALTY



**FOR  
LEASE**

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## PROPERTY OVERVIEW

### RETAIL SPACE AVAILABLE:

- 1,425 SF inline

### PROPERTY HIGHLIGHTS:

- Positioned in the dynamic Clarksville trade area
- Just west of I-65, with 104,00 cars per day
- Located at the stoplight of Veterans Parkway & Sam Gwin Dr and highly visible to over 22,385 CPD
- Strong co-tenancy with Starbucks, Sleep Number, T-Mobile, Joella's, The Joint, and Chillburger
- Near Target, Wal-Mart, Sam's Club, Lowe's, Hobby Lobby, TJMaxx, Ross, Ulta, and more



#### DEMOGRAPHICS



1 MILE



3 MILE



5 MILE

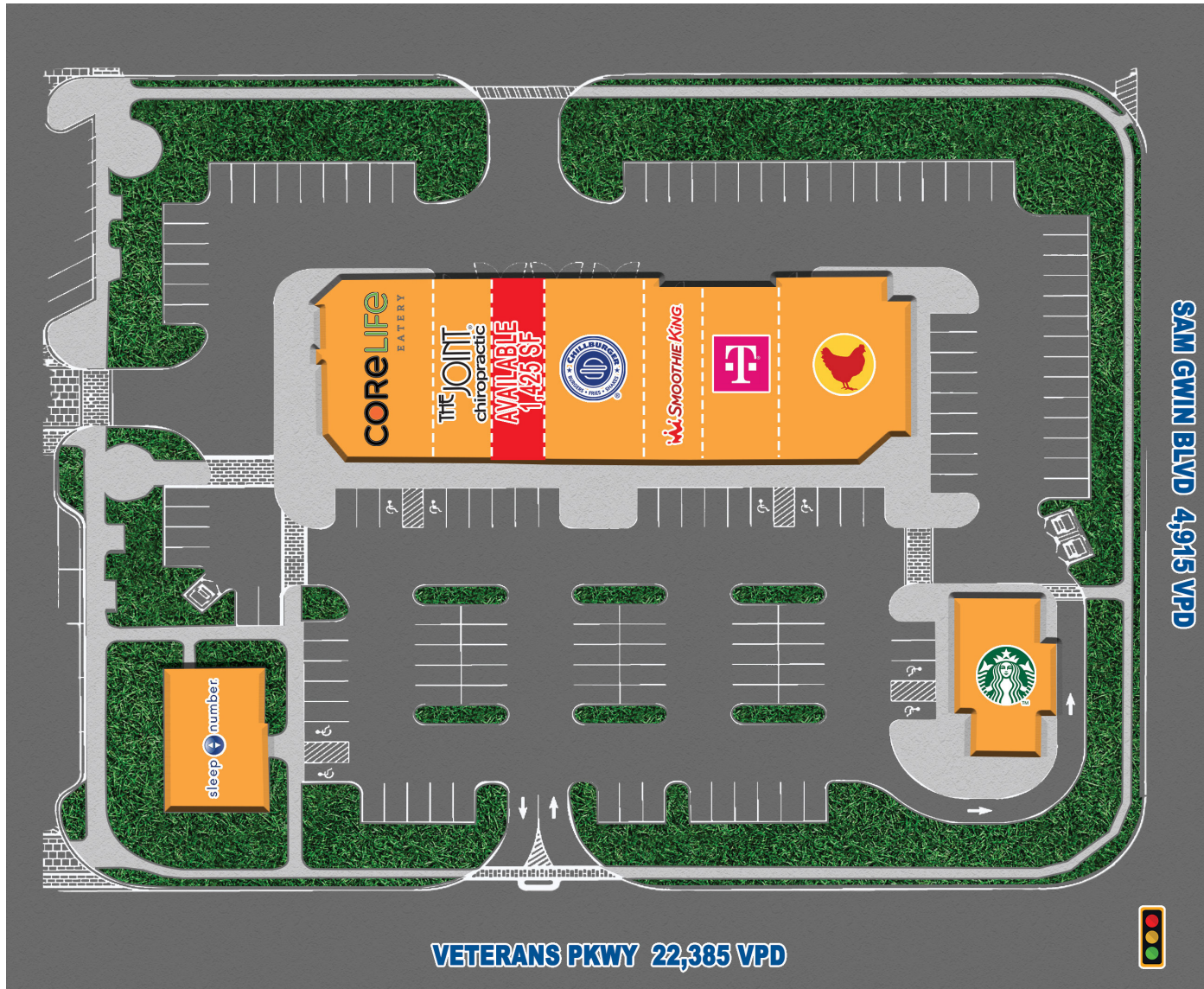
Population:	7,719	59,464	140,791
Households:	3,097	23,315	60,552
Daytime Pop:	8,707	40,231	130,288
Avg. HH Income:	\$57,586	\$88,178	\$84,333



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SITE  
PLAN



## TENANT ROSTER

UNIT	TENANT	SQFT
OUTPARCEL	Starbucks	2,400
100	CORELIFE	3,500
200	The Joint Group	1,300
300	AVAILABLE	1,425
400	Chillburger	2,500
500	Smoothie King	1,377
600	T-Mobile	1,950
700	Joella's Hot Chicken	2,800



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MARKET  
AERIAL



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CENTER  
PHOTOS

