

CLARKSVILLE

MONTGOMERY COUNTY, TENNESSEE'S
DYNAMIC POPULATION & RETAIL GROWTH MARKET



A TOP CITY FOR
MILLENNIALS

~ Money Magazine 2014

Clarksville
MONTGOMERY COUNTY, TN
ECONOMIC DEVELOPMENT COUNCIL®


MONTGOMERY COUNTY
TENNESSEE

THE CITY OF
CLARKSVILLE
TENNESSEE'S TOP SPOT

THE CITY OF CLARKSVILLE

IS THE
19TH CITY
FOR U.S.
JOB GROWTH

Source: 24/7 Wall Street 2016

HAS AN
AFFORDABLE
COST OF LIVING

12%
LOWER
THAN THE
NATIONAL AVERAGE

Source: ACCRA COLI

OUR
UNEMPLOYMENT
RATE = **6.0%**

Source: Jobs4tn.gov

WE ARE THE:
7TH CITY FOR
MILLENNIAL
HOME SALES

Source: Smart Asset, May 2016

MOST
AFFORDABLE
PLACE TO RETIRE

Source: Bankrate, Spring 2013

BEST PLACE IN TENNESSEE
TO RAISE A FAMILY

Source: Business Week, 2010

Dynamic Growth Means a Strong Retail Landscape in Clarksville-Montgomery County. Rapid Growth in Population, Housing, Income, Retail & Industry Make Us One of the Southeast's Most Sought After Mid-Sized Cities.



30% POPULATION GROWTH SINCE 2000
COUNTY: 195,734 • CITY: 149,176 • MSA: 294,280

Source: U.S. Census Bureau (2015)

AN AVERAGE **30** = A YOUNG, ACTIVE & PROGRESSIVE MARKET
MEDIAN AGE OF

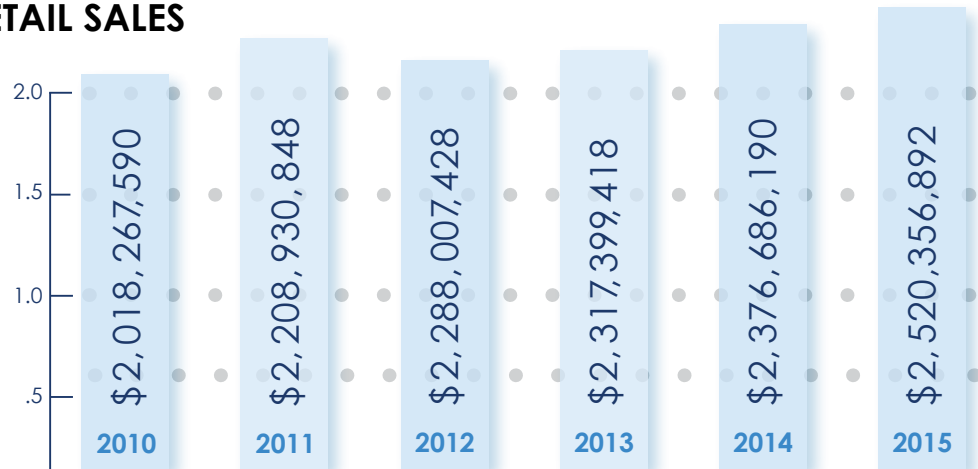
This historic river city has a unique blend of heritage, culture and quality of life and continues to attract thousands of young families. The younger consumer demographic plays an important part in the retail marketplace, as they have great influence over the spending power across a growing number sectors.

Source: U.S. Census Bureau (2015)

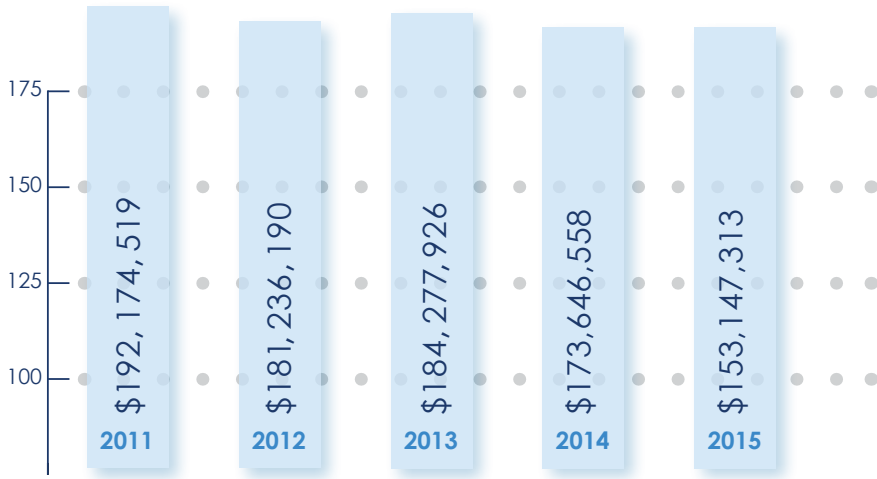
RETAIL SALES HAVE
INCREASED **25%** SINCE
2010

Source: TN Department of Revenue

RETAIL SALES



RESIDENTIAL BUILDING PERMITS IN MILLIONS



Source: US Census Bureau



RESIDENTIAL BUILDING EXPANDS

Low cost of living, diverse housing options, rental availability and a vibrant community are just a few of Clarksville-Montgomery County's most attractive features. IN 2016, THE AVERAGE PRICE OF A 1,900 SQUARE FOOT HOME WAS \$170,000. A TWO BEDROOM UNIT OR HOME RENTED FOR \$700. Source: Clarksville Association of Realtors

READY TO WORK LABOR POOL

Having a diverse, skilled and educated workforce is another advantage of our community. Not only do we boast a trifecta of higher education, we also have a large population of uniquely qualified residents ready to work.



92% OF OUR POPULATION HAVE A HIGH SCHOOL EDUCATION OR HIGHER DEGREE

Source: US Census Bureau



ASSOCIATE DEGREES AND CONTINUING EDUCATION PROGRAMS



CAREER TECHNICAL SCHOOL - EMPLOYER DIRECTED WORKFORCE TRAINING



TRADITIONAL 4-YEAR UNIVERSITY WITH POST-GRADUATE PROGRAMS



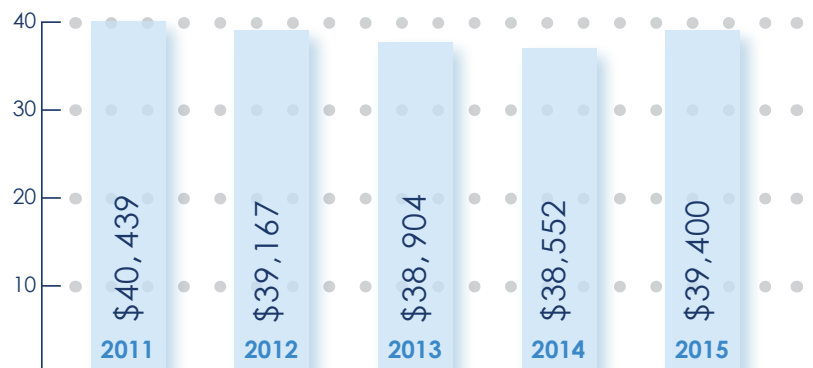
400 FORT CAMPBELL SOLDIERS END THEIR MILITARY SERVICE (ETS) EACH MONTH Source: Fort Campbell SFL-TA 2015

AND IF GAINFUL EMPLOYMENT IS AVAILABLE

44% WILL STAY LOCAL

MONTGOMERY COUNTY PER CAPITA INCOME

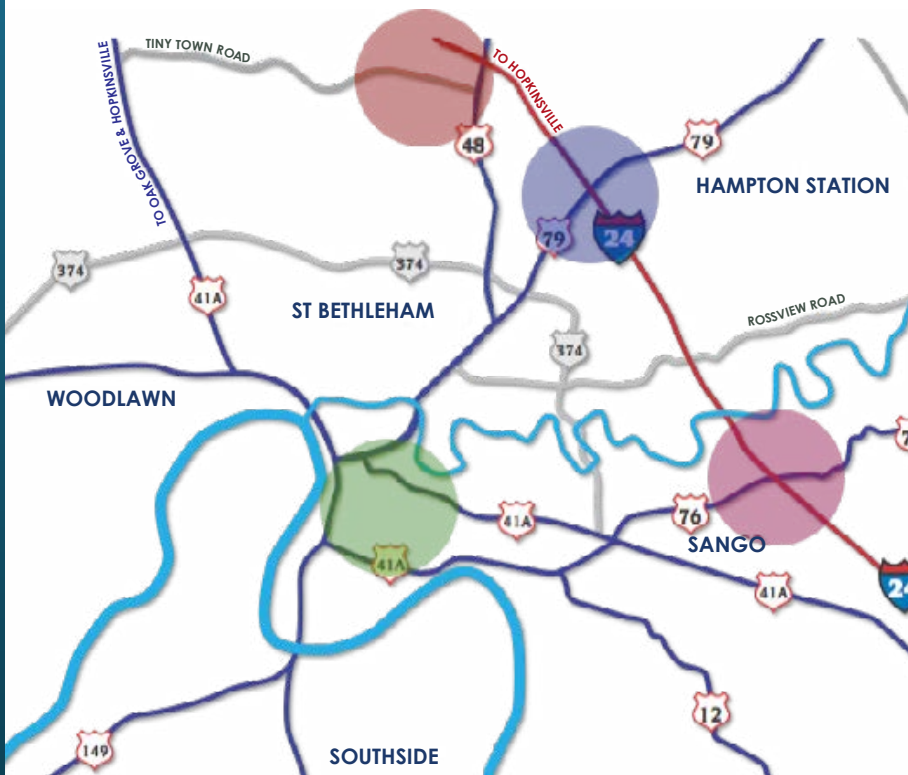
Source: Bureau of Economic Analysis, 2015





CLARKSVILLE HAS DISTINCT RETAIL SUB DISTRICTS, MANY SURPASSING 30,000 VEHICLES IN THEIR ADT:

SOURCE: TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, (2015)



- **DOWNTOWN CLARKSVILLE** - County seat of Montgomery County and historic downtown district, with destination restaurants and selected specialty stores. Riverside Drive sees almost **31,024 vehicles per day**.

- **WILMA RUDOLPH BLVD/GUTHRIE HIGHWAY CORRIDOR** - A five-mile long retail corridor connecting with Interstate 24. ADT counts of almost **33,812 vehicles per day** near this location.

- **EXIT 11/SANGO AREA** - ADT counts record an average of **25,426 vehicles per day**.

- **TRENTON ROAD/TINY TOWN ROAD** - Vast commercial development is taking place near the intersection of Tiny Town Road and Trenton Road. ADT for Tiny Town Road is close to **23,639 per day**.

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