

CLARKSVILLE

MONTGOMERY COUNTY, TN

DYNAMIC RETAIL & GROWTH MARKET

#3 City In The Nation For Millennial Homebuyers realtor.com, 2019



19.5%
POPULATION GROWTH

since 2010

COUNTY: 205,950

CITY: 153,577

MSA: 285,042

ESRI/ U.S. CENSUS BUREAU, 2018

AVERAGE MEDIAN AGE



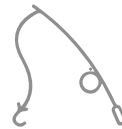
Young, Active, Progressive

U.S. CENSUS BUREAU, 2018

6TH
MSA

in the nation
for wage growth

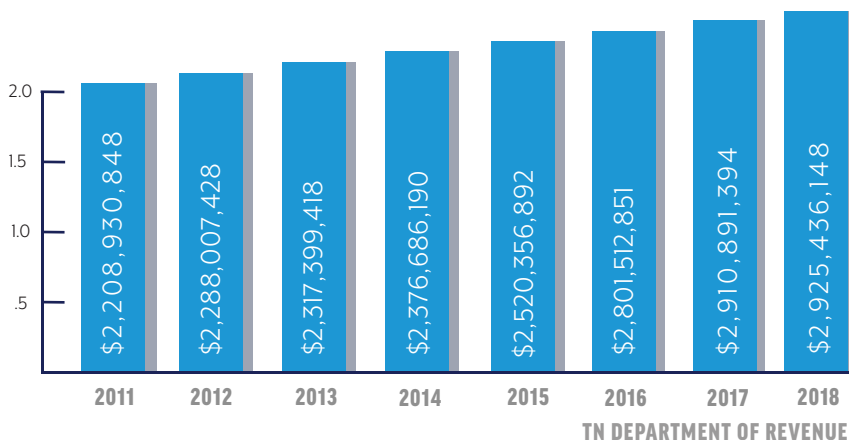
TOP MARKET FOR FIRST TIME HOME BUYERS



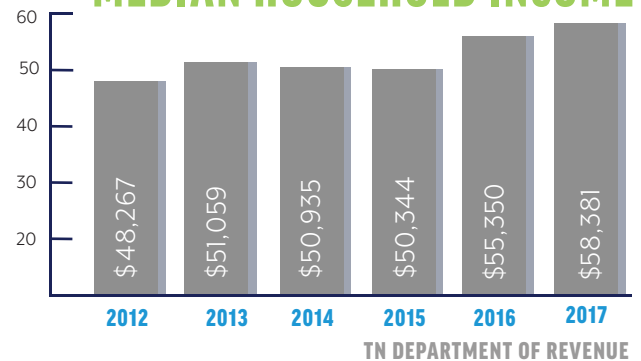
MOST AFFORDABLE PLACE TO RETIRE

BLS, 2018/ MSN, 2015/ BANKRATE, 2013

RETAIL SALES HAVE INCREASED 25%
since 2010



MONTGOMERY COUNTY MEDIAN HOUSEHOLD INCOME



3.2% UNEMPLOYMENT RATE

JOBS4TN.GOV, December 2018

Clarksville



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

TENNESSEE DEPARTMENT OF TRANSPORTATION, 2018



- **DOWNTOWN CLARKSVILLE**
 ADT counts record an average of **32,707 vehicles per day**
- **WILMA RUDOLPH BLVD/ GUTHRIE HIGHWAY CORRIDOR**
 ADT counts record an average of **38,714 vehicles per day**
- **EXIT 11/SANGO AREA**
 ADT counts record an average of **27,185 vehicles per day**
- **TRENTON ROAD/TINY TOWN ROAD**
 ADT counts record an average of **26,108 vehicles per day**

FOR MORE INFORMATION CONTACT

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