



For Sale: ±0.95 AC

SWC Tiny Town Rd & Tobacco Rd
Clarksville, TN 37042

Site Features

- ±0.95-acre lot zoned C-2 (General Commercial)
- Near the signalized intersection of Tiny Town Road & Tobacco Road
- Adjacent to new construction Casey's gas & convenience store
- Over 430 apartments and townhomes across the street from site
- 10.5% projected 5-year population growth within one mile of the site
- Less than 2 miles from Fort Campbell Army Base with 31,000 active personnel

Sale Price: Contact Agent

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	7,580	51,250	107,231
Households	2,945	18,036	36,867
Median Household Income	\$59,192	\$64,987	\$64,989
Projected 5-yr. Pop. Growth	10.5%	6.0%	6.5%

Mike Baggett

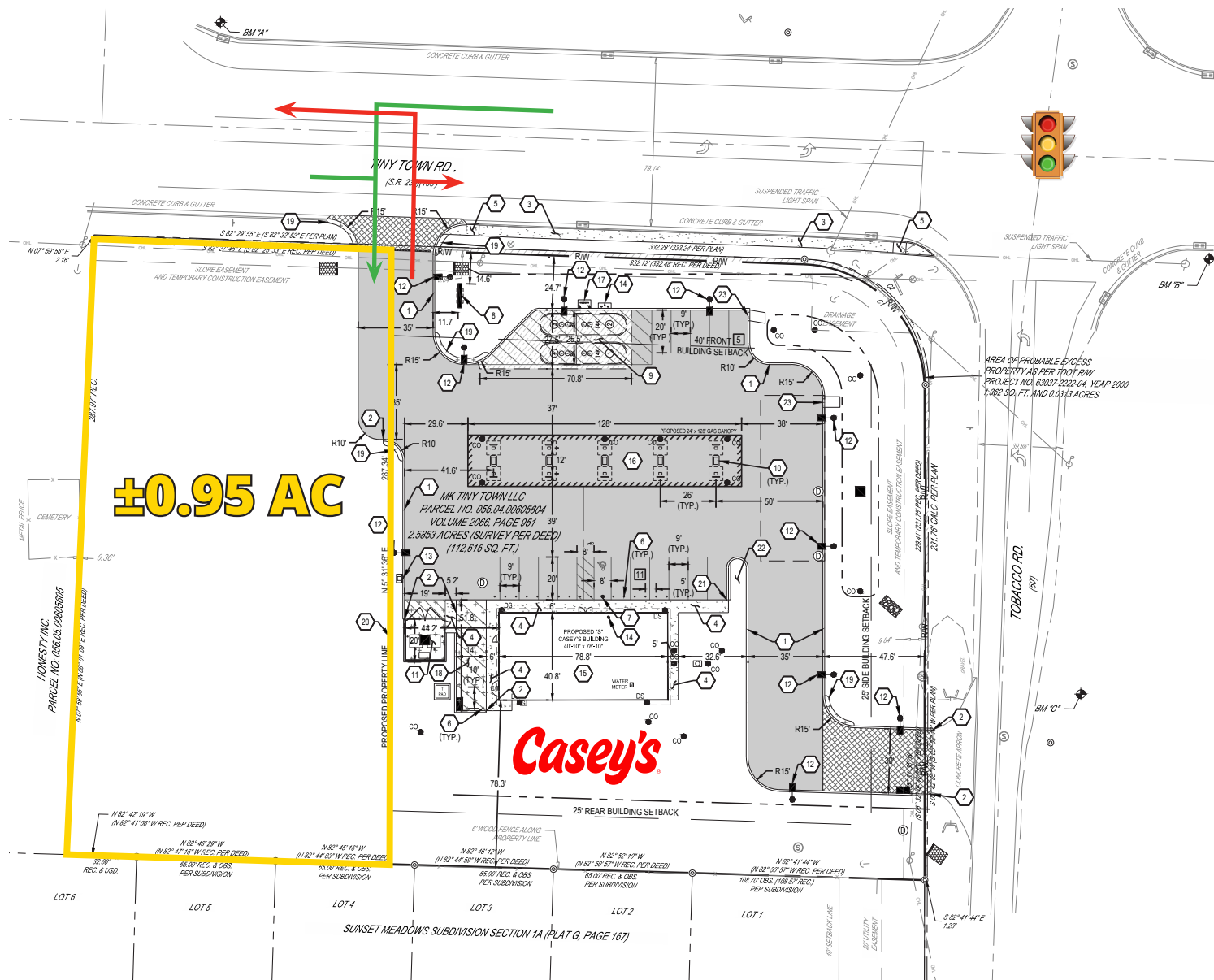
Principal & Executive Vice President
+1 615 850 2777
mike.baggett@colliers.com

Tony Vaughn

Principal & Executive Vice President
+1 615 850 2731
tony.vaughn@colliers.com



615 3rd Avenue S, Suite 500
Nashville, TN 37210
+1 615 850 2700
colliers.com



Mike Baggett

Principal & Executive Vice President

+1 615 850 2777

mike.baggett@colliers.com

Tony Vaughn

Principal & Executive Vice President

+1 615 850 2731

tony.vaughn@colliers.com



615 3rd Avenue S, Suite 500

Nashville, TN 37210

+1 615 850 2700

colliers.com