



# Riverview Square

50 College St  
Clarksville, TN

**For Lease**  
55,000 SF  
Restaurant / Entertainment / Retail

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# About

Adjacent to the new 6,000-seat F&M Arena, Clarksville is soon to see a first-of-its-kind outdoor entertainment, dining and social district, complete with over 55,000 square feet of retail and a new 150 room full-service hotel.

## Available

55,000 SF

## Use

Restaurant, entertainment, retail

## Parking

724 Space Parking Garage

## Delivery Date

**March 2023**  
F&M Arena Opening

## Features

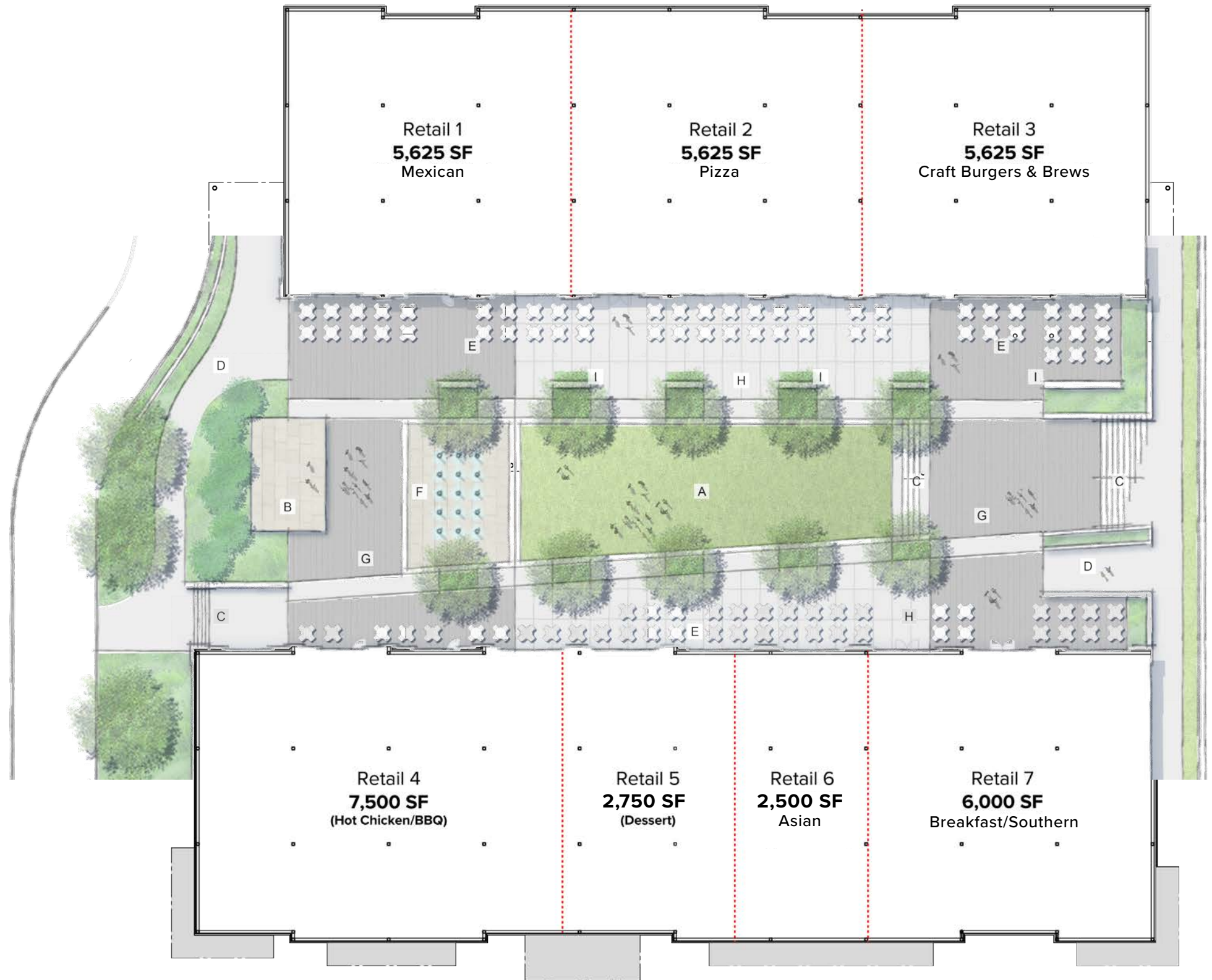
- Adjacent to 6,000 seat F&M Arena
- Rooftop activation opportunities
- Outdoor patio seating along central square
- 156 Room Hilton DoubleTree hotel

## Notable & Nearby

- Downtown Commons
- Blackhorse Brewery
- The Mailroom (coming)
- Shelby's Trio (coming)
- Strawberry Alley Ale Works
- Yada on Franklin
- Madeleine French Bakery
- Founding Frothers Coffee
- Trazo Meadery
- Roxy Regional Theatre
- Austin Peay State University

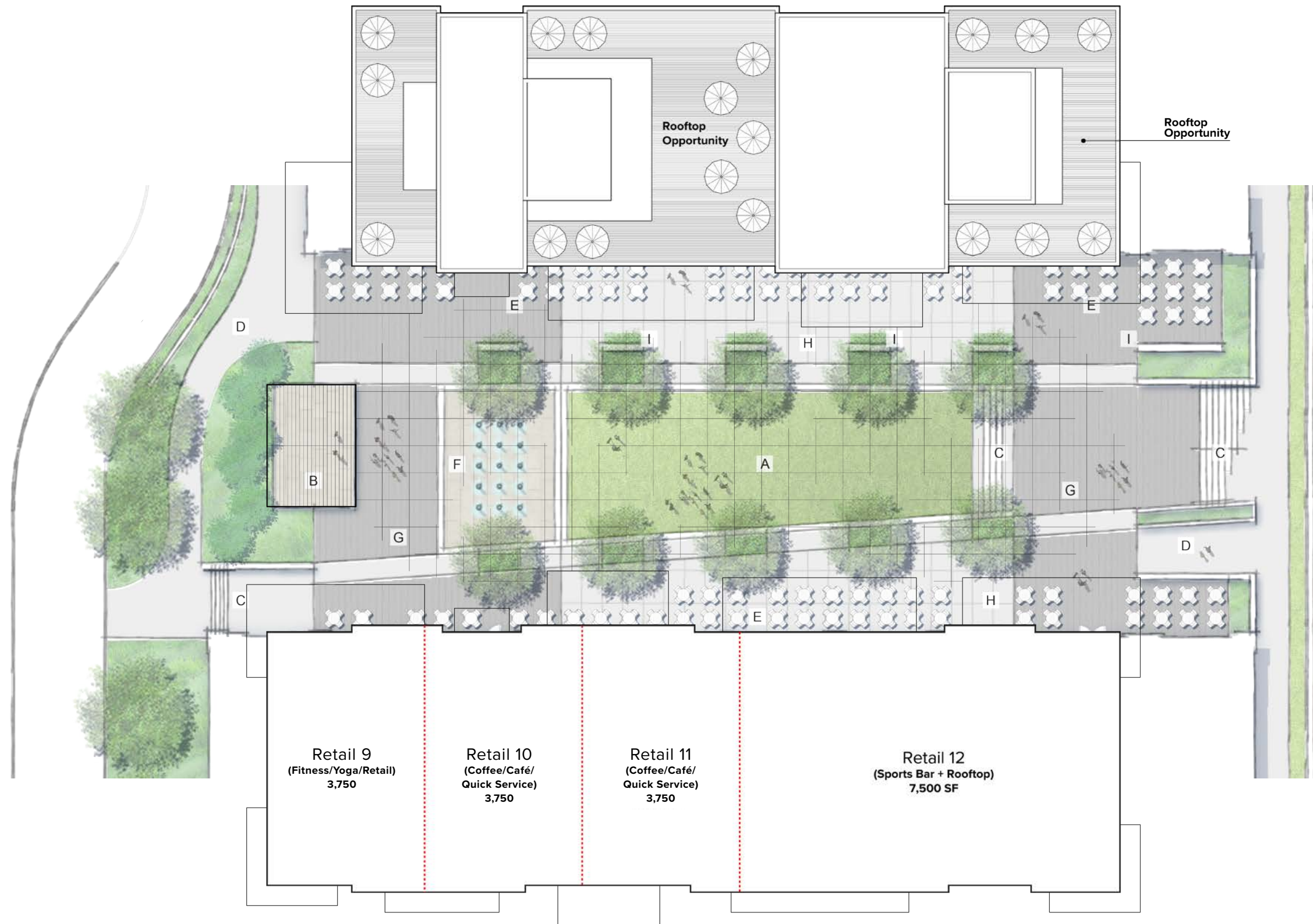
# Merchandising Plan / First Floor

N Spring St	College St	N 1st St	Parking	Montgomery County Multi-purpose Event Center
	Retail			
	Retail			
	Main St			



# Merchandising Plan / Second Floor

N Spring St	College St	N 1st St	Montgomery County Multi-purpose Event Center
	Parking		Hotel
	Retail		Retail
	Main St		



# Clarksville

Clarksville is one of Tennessee's most quaint and authentic towns, with historic architecture, charm and character. It hosts a large military population with its proximity to Fort Campbell and is home to Austin Peay's vibrant university community. One of Tennessee's most diverse towns, Clarksville is a short drive northwest on 1-24 from Nashville.<sup>1</sup>

## Demographics (3mi.)

<b>35,020</b> Total Population	<b>\$41,813</b> Median Household Income
<b>13,724</b> Total Households	<b>\$59,338</b> Average Household Income
<b>33.4</b> Median Age	<b>13,724</b> Total Households



## Top Tapestry Segment

### Middleburg

Middleburg neighborhoods transformed from the easy pace of country living to semi-rural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.<sup>2</sup>

<sup>1</sup> visitclarksvilletn.com  
<sup>2</sup> ESRI.com

# Nashville

**2M+**  
Living in Nashville<sup>1</sup>

**40%**  
US Population Within 600 Miles of Nashville<sup>2</sup>

**3.4M**  
Total Downtown Retail SF<sup>3</sup>

**299K**  
Households<sup>4</sup>

**36.5**  
Median age<sup>4</sup>

**\$91.7K**  
Average household income<sup>4</sup>

**70%**  
Retail space in mixed use developments under construction is pre-leased<sup>5</sup>

**4.9%**  
Retail Vacancy Rate<sup>3</sup>

**50**  
New bars, cafes and restaurants in 2021<sup>2</sup>

**\$439K**  
Average home value<sup>4</sup>

**75%**  
US Market is within a 2-hour flight<sup>2</sup>

**1<sup>st</sup>**  
Top city Americans are moving to<sup>6</sup>

**2<sup>nd</sup>**  
Fastest growing metro area in the US<sup>7</sup>

**4<sup>th</sup>**  
Best real estate market in the US<sup>7</sup>

**4<sup>th</sup>**  
Fastest growing airport in the US<sup>1</sup>

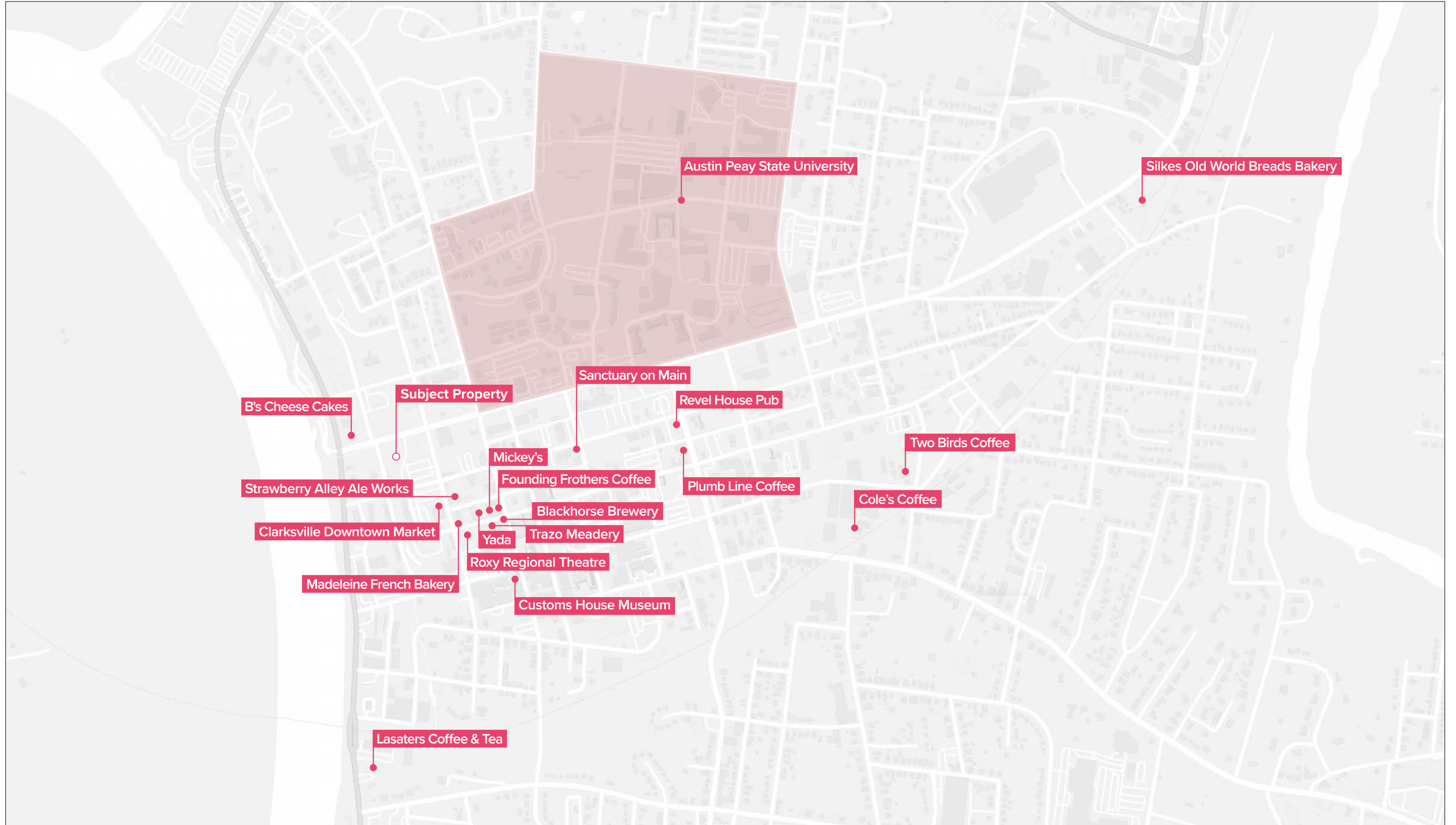
**5<sup>th</sup>**  
Best places for overall job creation<sup>1</sup>

**12<sup>th</sup>**  
Overall on Surge Cities Index for best places for startups<sup>8</sup>

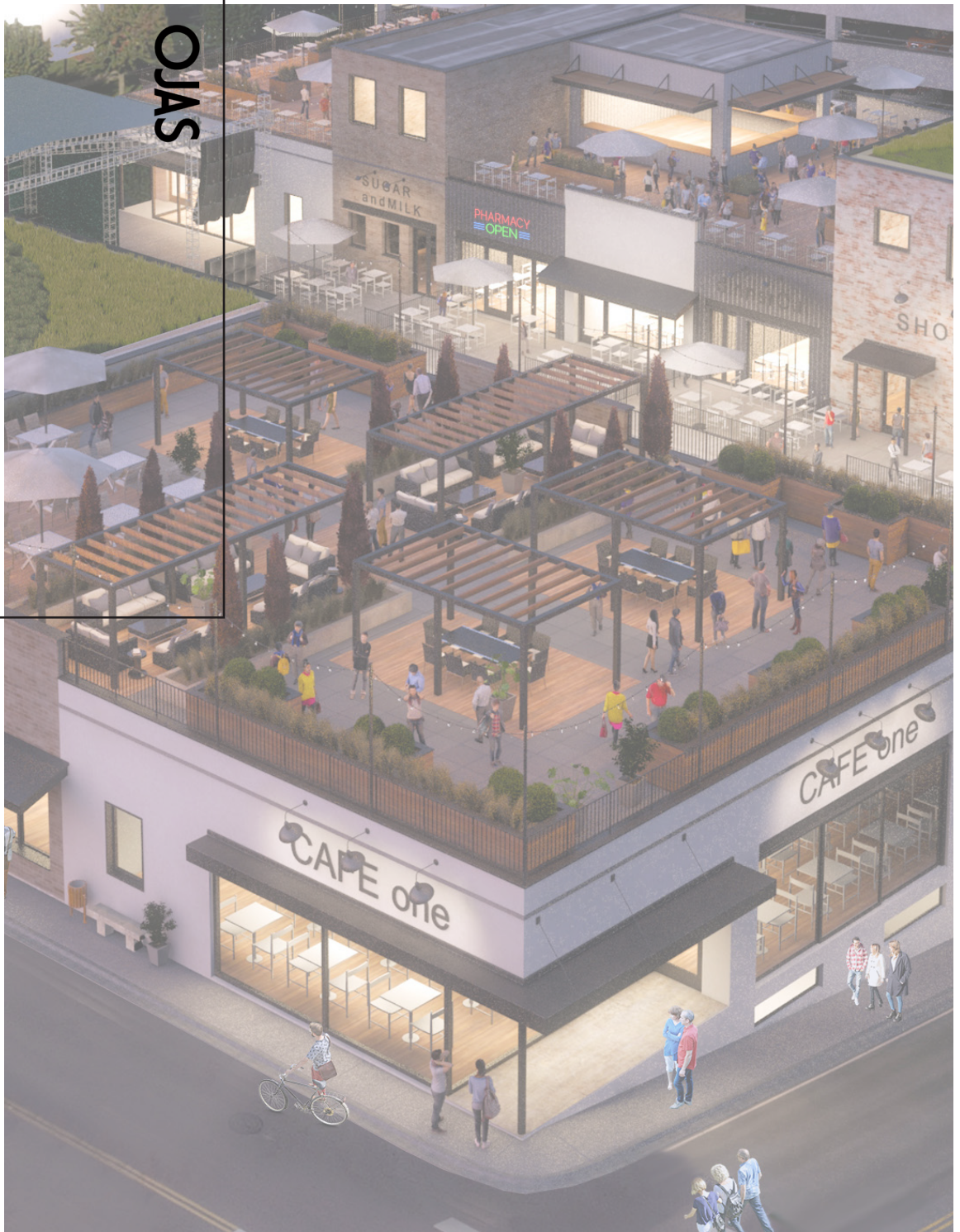
<sup>1</sup> nashvillechamber.com  
<sup>2</sup> Tennessee Data Center  
<sup>3</sup> Nashville DT Partnership  
<sup>4</sup> ESRI

<sup>5</sup> Costar  
<sup>6</sup> realtor.com  
<sup>7</sup> roofstock.com  
<sup>8</sup> Forbes

# Amenities



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