Publix #1802 - Walker Farms Shopping Center

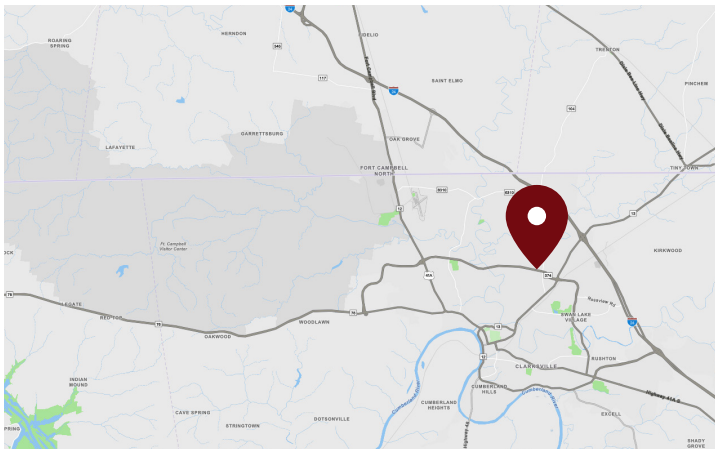
2300 Trenton Road
Clarksville, TN 37040
Lat 36.575, Long -87.316

FOR LEASE

1,381 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Positioned in One of the Fastest-growing Corridors in Clarksville
- Excellent Visibility and Multiple Points of Ingress/Egress for Seamless Access
- Strong Co-Tenancy and Complementary Retail Synergy within Walker Farms Shopping Center
- Surrounded by Dense and Expanding Residential communities with continued development
- Proximity to Fort Campbell Providing a Steady Daytime Population and Consumer Base
- High Traffic Counts Along Both Major Thoroughfares
- Population Exceeding 200,000 with Strong, Sustained Growth and Rising Incomes



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,757	42,569	125,828
Daytime Population	8,654	46,085	123,534
Total Households	3,244	16,302	47,142
Avg. HH Income	$74,038	$91,380	$88,030

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
ANC	Publix	48,387
A101	Pacific Dental	3,180
A102	Encore Nails	2,700
A103	The Joint	1,080
A104	Jersey Mike's	1,440
B101-B102	Keke's Breakfast Cafe	3,855
B103	AVAILABLE	1,381
B104	Club Pilates	1,955
B100	Chicken Salad Chick	2,797

TOTAL 66,775

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
331,600

EST. # OF VISITS ANNUALLY
2.7 Million

AVG. VISITS / CUSTOMER
8.2

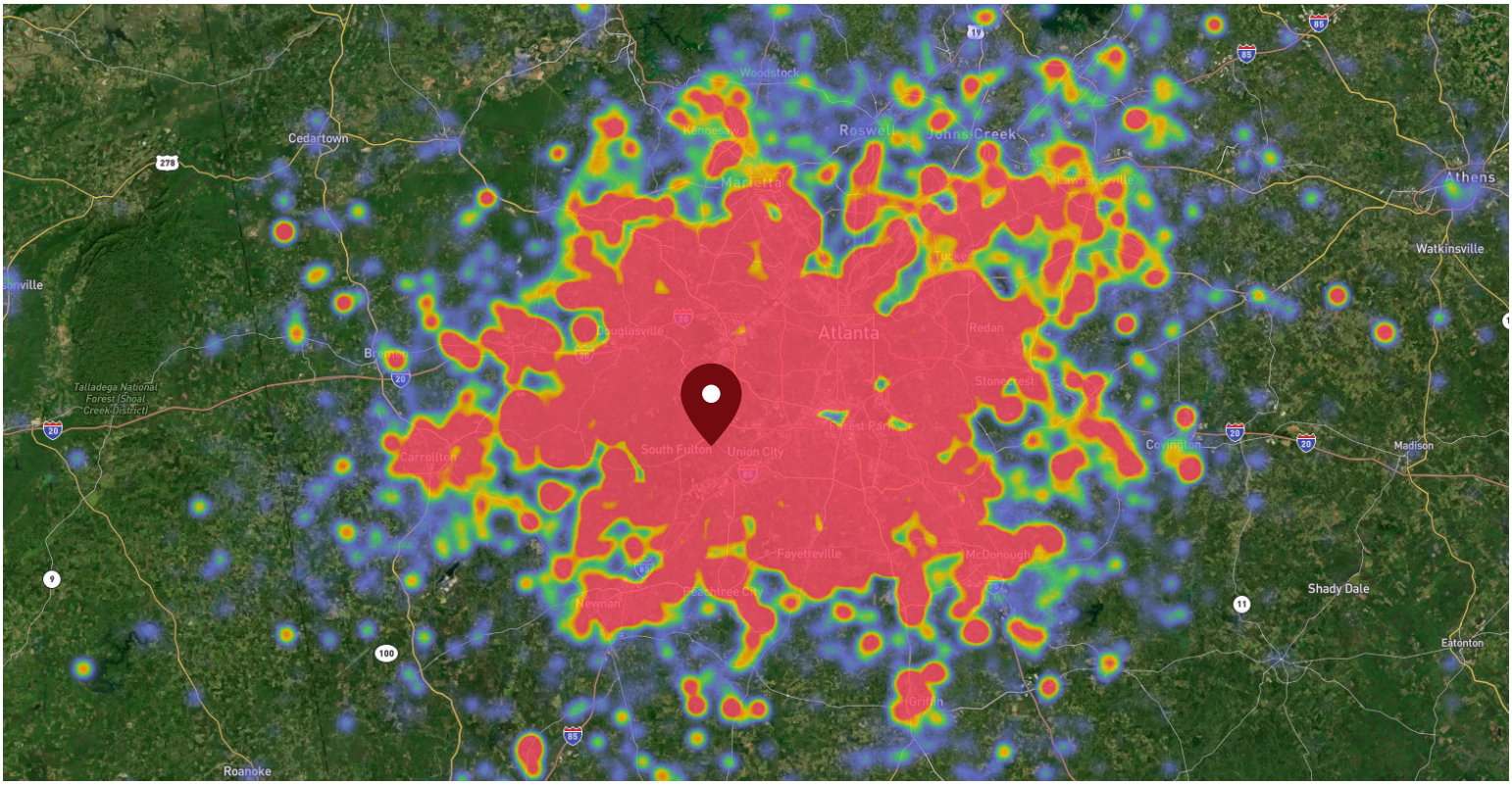
AVG. LENGTH-OF-STAY / VISIT
23 Min

TOP 3 DAYS	# OF VISITS
Friday	470,910
Saturday	452,561
Wednesday	442,518

TOP 3 HOURS	# OF VISITS
6-7 PM	392,532
5-6 PM	372,162
4-5 PM	370,159

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2025 - January 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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