



DOLLAR GENERAL



26,489 ADT

PADS AVAILABLE

PROPOSED SANGO RIDGE DR

ABBY LYNN CIRCLE

FIRE STATION RD

KIDDIE LN

VAUGHAN RD

SCENIC DR

M.L.K. JR PKWY

NEW S DR

W POINT DR

WINDSOR DR

76

76

WINN WAY PADS CLARKSVILLE, TN

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**Baker Storey McDonald
Properties**
Proven Real Estate Solutions

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PROPERTY HIGHLIGHTS

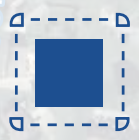
- Directly across the street from high grossing Publix anchored center
- Located on major thoroughfare (MLK JR PKWY) that captures over 26k cars per day.
- Only 0.5 mile away from Interchange 24
- Multiple PADs available. Call for pricing.



AVERAGE HH INCOME
\$79,566



TRAFFIC COUNT
26,489



TOTAL AC
6.6

WINN WAY PADS

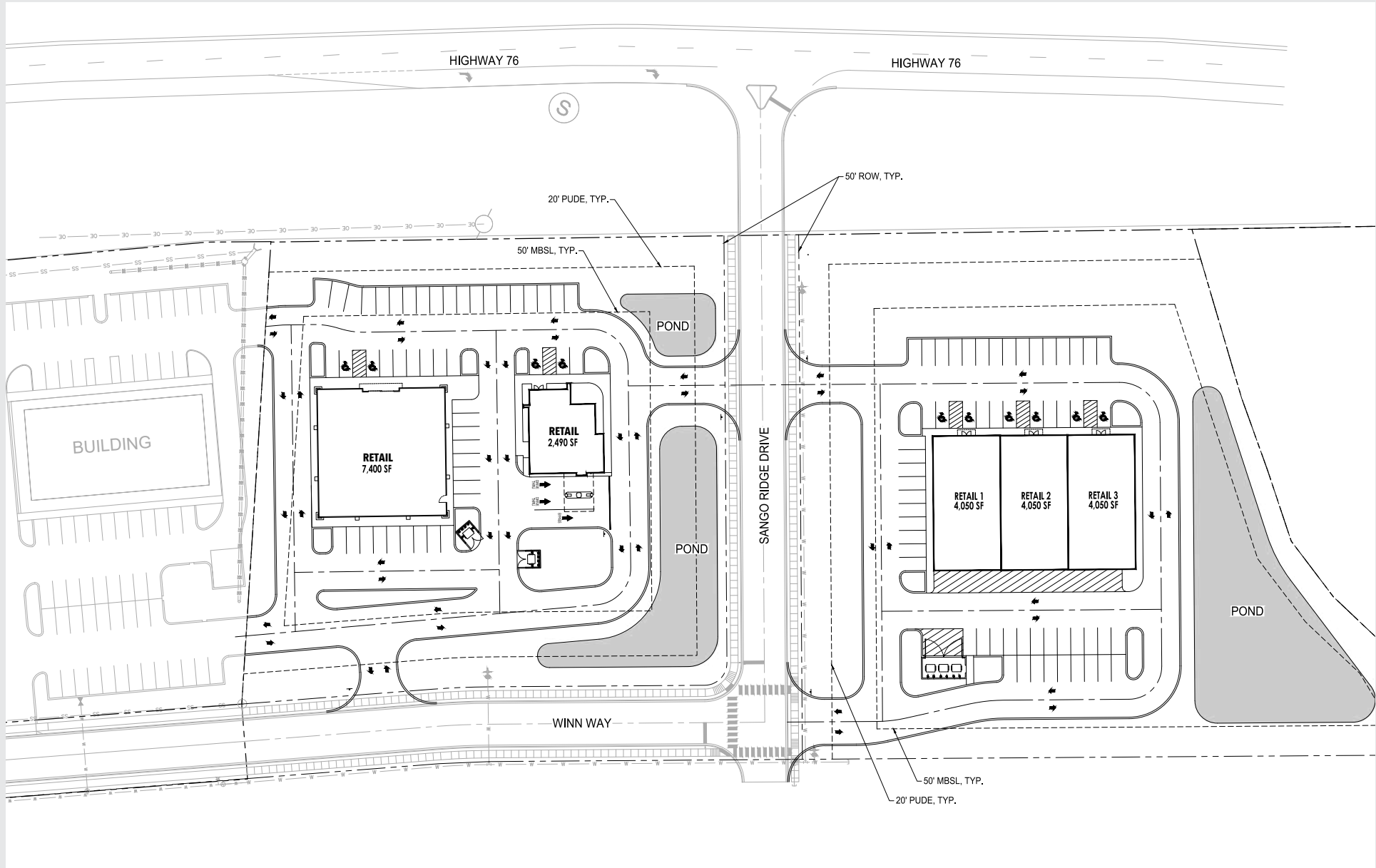
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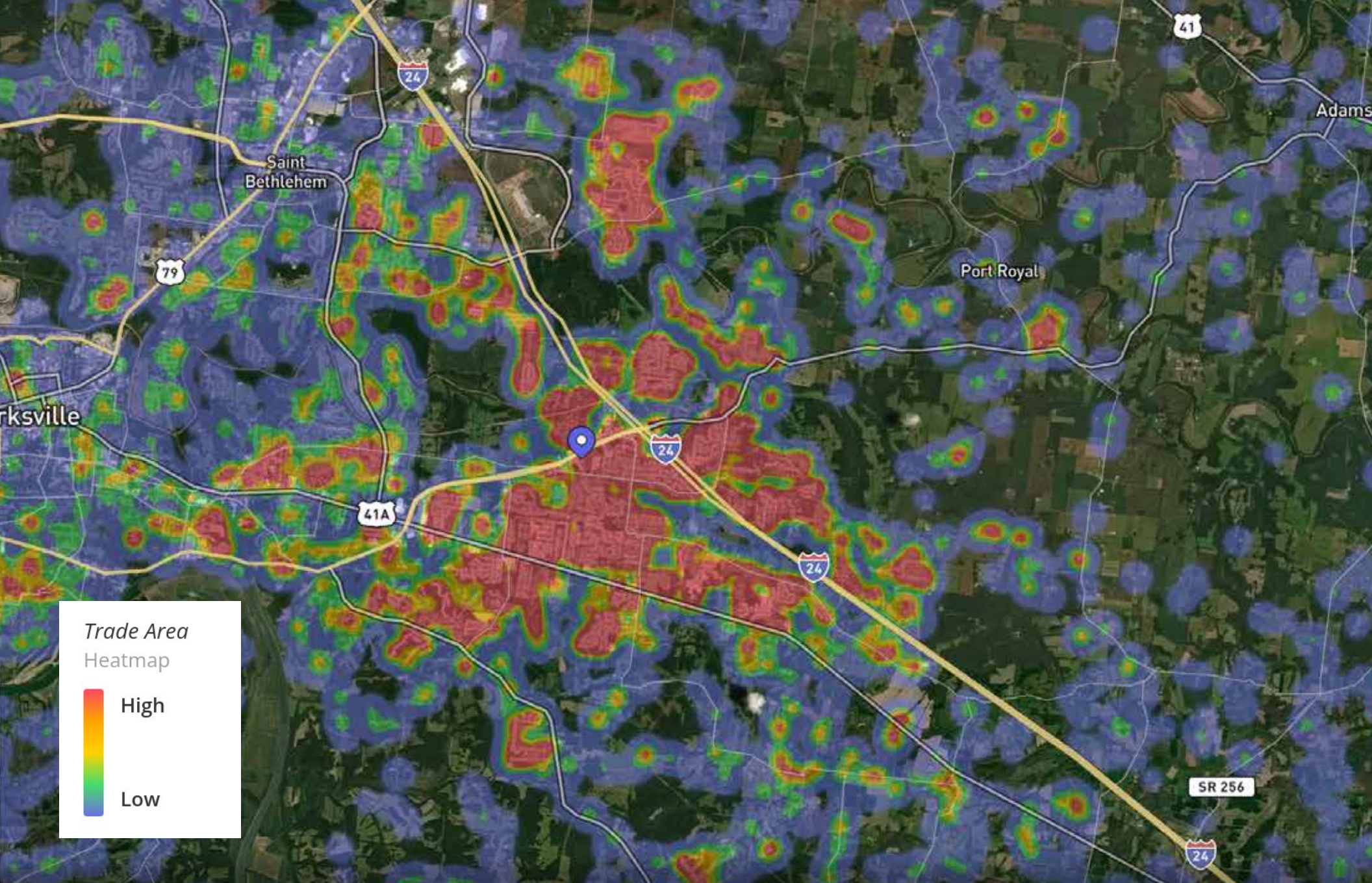
HIGH AERIAL

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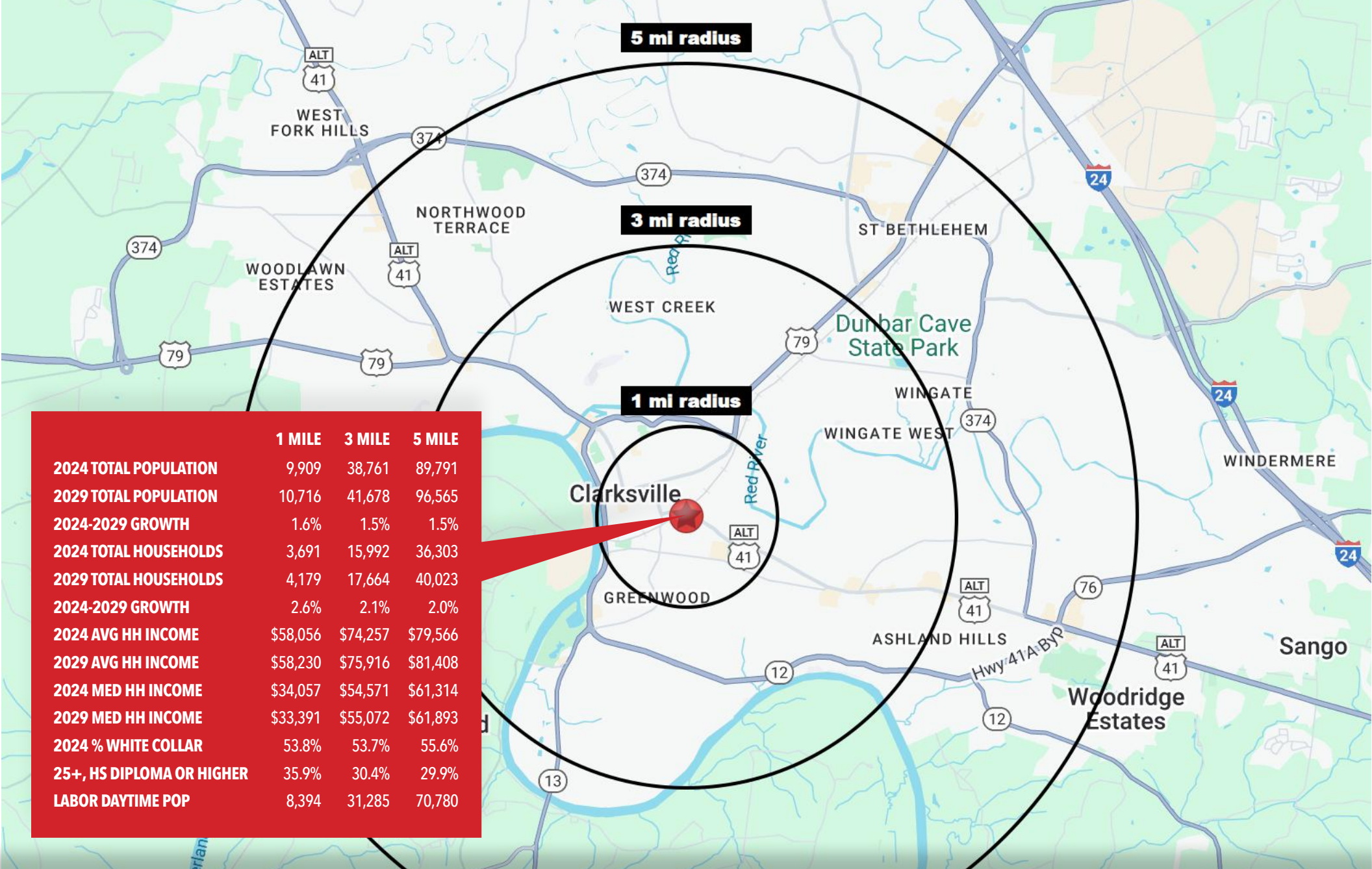
SITE PLAN



WINN WAY PADS

PLACER.AI TRADE AREA

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Properties



	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	9,909	38,761	89,791
2029 TOTAL POPULATION	10,716	41,678	96,565
2024-2029 GROWTH	1.6%	1.5%	1.5%
2024 TOTAL HOUSEHOLDS	3,691	15,992	36,303
2029 TOTAL HOUSEHOLDS	4,179	17,664	40,023
2024-2029 GROWTH	2.6%	2.1%	2.0%
2024 AVG HH INCOME	\$58,056	\$74,257	\$79,566
2029 AVG HH INCOME	\$58,230	\$75,916	\$81,408
2024 MED HH INCOME	\$34,057	\$54,571	\$61,314
2029 MED HH INCOME	\$33,391	\$55,072	\$61,893
2024 % WHITE COLLAR	53.8%	53.7%	55.6%
25+, HS DIPLOMA OR HIGHER	35.9%	30.4%	29.9%
LABOR DAYTIME POP	8,394	31,285	70,780

WINN WAY PADS

DEMOGRAPHIC SUMMARY

Baker Storey McDonald Properties has been serving Nashville, Middle Tennessee and the Central South with professional expertise in commercial retail real estate since 2002. BSMP serves the retail real estate community with the decades of experience and millions of square feet absorbed offering a unique advantage in accomplishing your retail and commercial real estate goals through tenant representation, Landlord representation, development, property management, and other real estate services.



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CONTACT FOR MORE INFORMATION

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The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.