



GATEWAY  
PROPERTY SERVICES

# MIXED-USE SPACE FOR LEASE

30 CROSSLAND AVE in CLARKSVILLE, TN 37040



21,000 SF  
MIXED-USE  
“STRIP CENTER”  
BUILDING  
FOR LEASE

\$15 PER SF  
NNN

- ◆ Overlooks Cumberland River off S. Riverside Drive in Clarksville, TN
- ◆ Easy access to central Clarksville and route I-24
- ◆ Two story mixed use building
- ◆ 21,000 total square feet – 10,500 SF each level
- ◆ Strip Center built in 1978, concrete reinforced structural frame, brick exterior wall, rigid frame roof
- ◆ No interior load bearing walls, so floor space can easily be re configured
- ◆ Lower level is currently retail and office mix, with a 4,500 SF organic whole foods market, two “workout/yoga” studio spaces, 5 offices and a café/dining area.
- ◆ Upper level is 7 x 1,500 SF offices
- ◆ Each section has full plumbing and electricity
- ◆ 80 parking spaces
- ◆ Zoned commercial on 1.62 acres

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