



Chesapeake Center I

141 Chesapeake Ln | Clarksville, TN | 37040

MEDICAL/OFFICE SPACE FOR LEASE



LEASING INFORMATION

Chris Huskey | 615.481.0156 | chris@hbre.us

WELCOME TO CHESAPEAKE CENTER I

141 Chesapeake Ln | Clarksville, TN | 37040

Built in 2009, Chesapeake Center I is a first-class building offering up to 2,413 SF of medical or general office space.



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DELIVERING THE HIGHEST LEVEL OF PATIENT CARE

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Property Highlights



30,000 TOTAL BUILDING SF

- Medical or general office
- 5:1000 SF ratio for medical office parking
- Adjacent pad sites available for lease



CONVENIENT ONSITE CARE

- Impressive curb appeal to welcome patients, tenants, and guests
- Convenient patient access and parking



ACCESS TO AREA AMENITIES

- Well-located in the heart of Clarksville's Medical District with convenient access to I-24
- Directly across the street from Tennova Healthcare Clarksville Hospital, a 340 bed hospital
- Ideally positioned with easy entry and egress
- More than 30 restaurants in a 3 mile radius



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IN THE HEART OF CLARKSVILLE'S MEDICAL DISTRICT

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Nearby Medical & Amenities

Tennova Healthcare Clarksville Hospital

2 minutes - 0.5 miles

Vanderbilt Health

3 minutes - 1.4 miles

Dining

3 minutes - 0.3 miles

Clarksville (downtown)

16 minutes - 7.2 miles

Nashville (downtown)

45 minutes - 47 miles



TRAFFIC COUNTS

Dunlop Ln
I-24
Ted Crozier Sr. Blvd

CARS PER DAY

10,611
54,191
20,829

2021 CLARKSVILLE DEMOGRAPHICS

Population
2026 Population Projection
Total Households
Average HH Income

1 MILE

3,537
3,982
1,397
\$69,594

3 MILES

25,985
29,157
9,810
\$83,441

5 MILES

71,870
80,044
26,693
\$81,594



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