

CAFARO
— Est. 1949 —

GOVERNOR'S SQUARE COMPLEX

Clarksville, Tennessee

EXTENSIVE
RENOVATION
COMPLETED



THE UNDISPUTED LEADER

IN MIDDLE MARKET,
SUPER-REGIONAL,
MALL DEVELOPMENT



About Governor's Square Mall Complex

- 1.1 million square foot super-regional shopping complex is anchored by Target, Dillard's, Dick's Sporting Goods, JCPenney, Burlington, HomeGoods, Ross Dress for Less and Belk Outlet. A new Dave & Buster's and Aldi supermarket were added to the tenant mix in 2024.
- Phoenix Theatres, a state-of-the-art cinema, will open in May 2025. Massive screens, heated recliners, reserved seating and Dolby Atmos sound will provide a luxurious cinema experience.
- The mall underwent a dramatic renovation and re-branding in 2024, creating new aesthetics and amenities for customers and merchants.
- Clarksville's robust economy generated \$5 billion in capital investment and more than 7,500 jobs since 2000, making the area a national leader in job growth.
- With population growth of 24% over the last decade, Clarksville is among the 25 fastest-growing cities in America.
- Digital real estate company Opendoor named Clarksville the "Hottest ZIP Code" in the country, based upon housing affordability, low taxes, high quality of life and close proximity to Nashville's entertainment industry.
- The nearby Fort Campbell military complex is home to more than 38,000 personnel and is the largest employer in both Tennessee and Kentucky.
- A business-friendly environment has attracted major industrial developments, such as Hankook Tire, Microvast, Trane and multidimensional Korean manufacturer LG. LG Electronics already employs over 1,000 people and LG Chem recently signed a \$19 million dollar deal to supply General Motors with EV battery components that will create more than 800 jobs.



HOME TO SOME OF THE MOST VISITED STORES IN THE STATE OF TENNESSEE



3/14

554.3K Visits

Burlington

4/16

283K Visits

petco



3/21

210.7K Visits

ROSS
DRESS FOR LESS

5/41

439.9K Visits



Burlington

HomeGoods

WINDSOR

Palmetto Moon
—CELEBRATING SOUTHERN LIFESTYLE—



**BOOT
BARN**

BOX LUNCH
GET SOME • GIVE BACK

Phoenix
THEATRES

RECENT ADDITIONS

OPENING MAY 2025



Bath&BodyWorks	VICTORIA'S SECRET	AMERICAN EAGLE	aerie	Buckle	HIBBETT	SHOE DEPT. ENCORE	Ashcroft & Oak			
KAY JEWELERS	ZALES THE DIAMOND STORE	Foot Locker	JD	BOX LUNCH GET SOME • GIVE BACK	JOURNEYS	JOURNEYS KIDZ	STANLEY'S	TORRID	YANKEE CANDLE	
maurices	windsor	Hallmark	GNC LIVE WELL	PRO IMAGE SPORTS	HOT TOPIC	Palmetto Moon CELEBRATING SOUTHERN LIFESTYLE	THE CHILDREN'S PLACE	carter's		
RACK ROOM SHOES	TRADEHOME SHOES	ROSE & REMINGTON	zumiez	CHAMPS SPORTS WHERE SPORT LIVES	AÉROPOSTALE	Auntie Anne's	CINNABON	SUBWAY	GREAT AMERICAN cookies	
francesca's	claire's	GOLD & DIAMONDS INC.	Rainbow	city G.E.A.R.	CANDY CRAZE	ROCKET FIZZ SODA POP & CANDY SHOP	THE VITAMIN SHOPPE	Chopsticks Japan	Sam's Greek Cafe	China Wok

Trade Area

Trade Area Population	447,883
Number of Households	164,777

Shopper Demographics

Average Household Income	\$85,000
Median Age	35
Median House Value	\$294,492

Governor's Square Mall Facts

Total Property Size	1.1 million + sq. ft.
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Largest Employers in the Area

Fort Campbell Military Installation	38,000
Clarksville-Montgomery County Schools	5,100
Trane U.S	2,017
Agero	1,700
Amazon	1,500
Tennova Healthcare	1,250
Montgomery County Government	1,207
City of Clarksville	1,200
Hankook Tire Manufacturing	1,100
Austin Peay State University	1,067
LG Electronics	1,000
Josten's Printing & Publishing	580

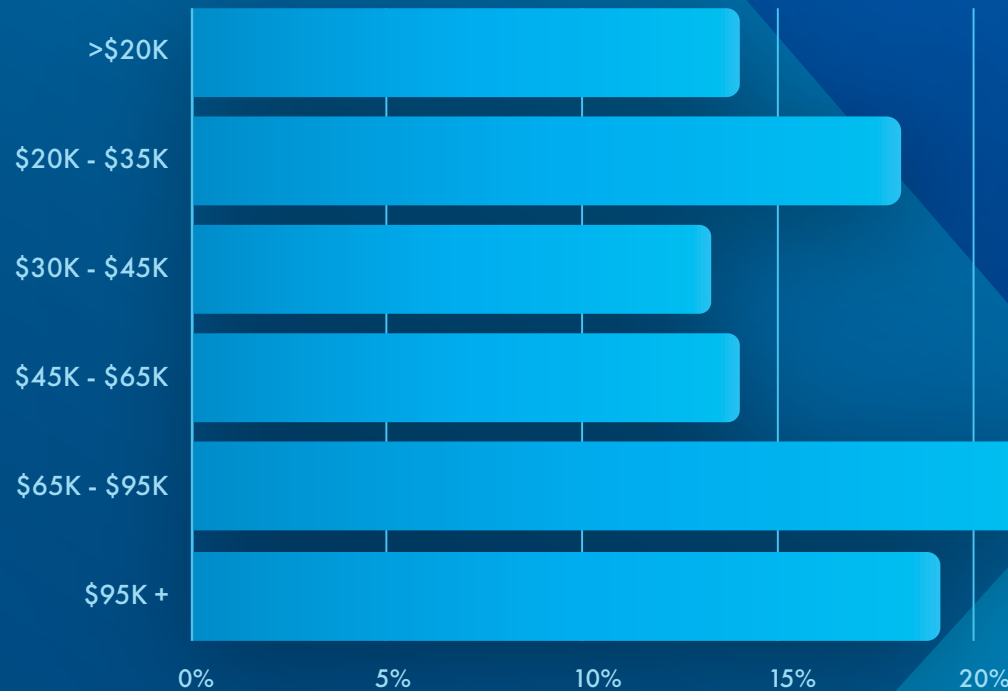
Source: Clarksville Economic Development, 25 Jefferson St., Suite 300, Clarksville, TN 37040, (931) 647-2331, Fort Campbell Office of Public Affairs.





Placer.ai VISITOR DEMOGRAPHICS

Of the 899.2 thousand unique Governor's Square Mall visitors, the median age is 35 years old and the **Average Household Income is \$85,000**. The median house value is \$294,492. 49% of the population is male and 51% is female.



7.1M

Mall Complex Visits



67MIN

Average Time Spent on Visit



CAFARO

— Est. 1949 —

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