

CAFARO

— Est. 1949 —



**GOVERNOR'S
SQUARE
MALL COMPLEX**
Clarksville, Tennessee

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 Market. A new Dave & Buster's and Aldi supermarket were added to the tenant mix in 2024.**
- **Phoenix Theatres, a state-of-the-art cinema, opened in May 2025. Massive screens, heated recliners, reserved seating and Dolby Atmos sound provides 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 Amazon, 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.**
- **Korea Zinc will invest more than \$6.6 billion in new production facilities and Clarksville will house the company's U.S. headquarters as well as manufacturing operations. This is the largest single private investment made in Tennessee history.**



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

**DAVE &
BUSTER'S**

1/3

225.1K Visits

DICK'S

2/14

551.2K Visits

Burlington

2/15

347.5K Visits

petco

3/21

211.7K Visits

ROSS
DRESS FOR LESS

2/41

489.4K Visits



Burlington

HomeGoods

windsor

PANDORA

Palmetto Moon
— CELEBRATING SOUTHERN LIFESTYLE —



**BOOT
BARN**

**planet
fitness**

Phoenix
THEATRES

RECENT ADDITIONS



Trade Area

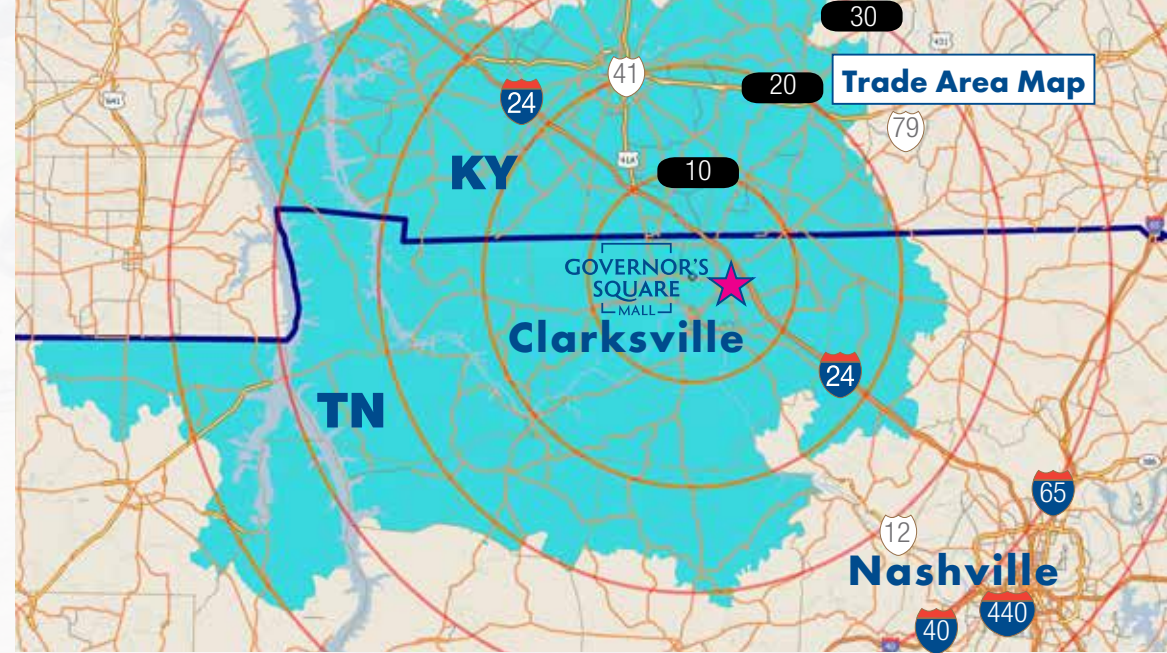
Trade Area Population	449,513
Number of Households	165,307

Shopper Demographics

Average Household Income	\$86,000
Median Age	35
Median House Value	\$314,000

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	38,714
Clarksville-Montgomery County Schools	5,100
Hankook Tire Manufacturing	2,200
Trane U.S.	2,017
Agero	1,700
LG (Electronics & Chem)	1,600
Amazon	1,500
Tennova Healthcare	1,250
Montgomery County Government	1,207
City of Clarksville	1,200
Austin Peay State University	1,067
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.

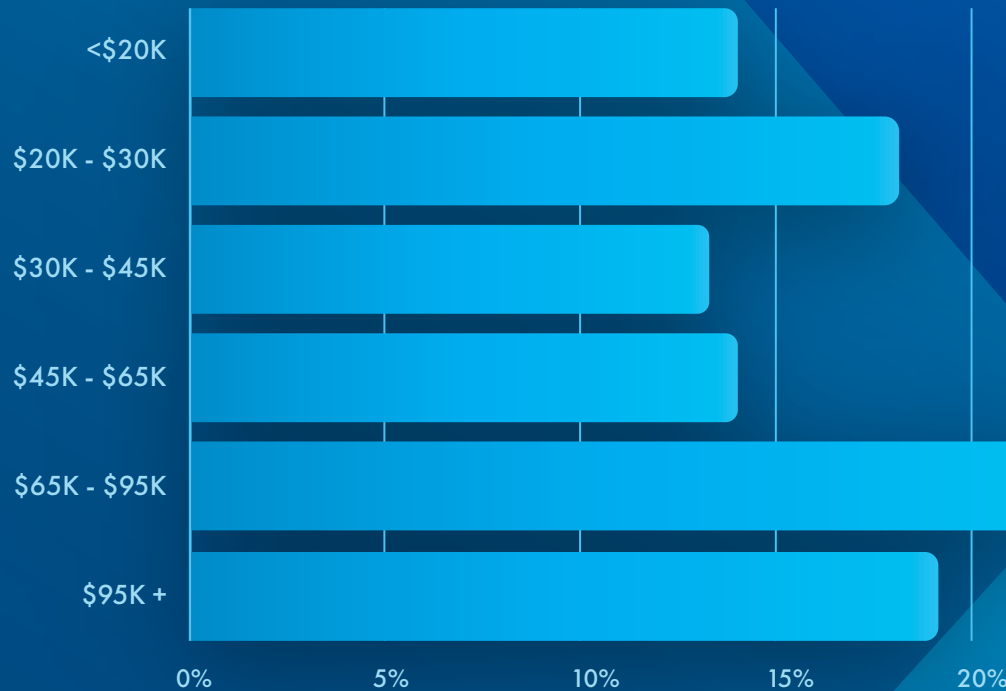




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VISITOR DEMOGRAPHICS

Of the 884.2 thousand unique Governor's Square Mall visitors, the median age is 35 years old and the **Average Household Income is \$86,000**. The median house value is \$314,000. 49% of the population is male and 51% is female.



7.6M

Mall Complex Visits



72MIN

Average Time Spent on Visit



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