

CAFARO
— Est. 1949 —



GOVERNOR'S SQUARE MALL COMPLEX Clarksville, Tennessee

MULTI-MILLION DOLLAR
RENOVATION
COMING 2024

**At Cafaro,
retail is not just
about shopping,
it's living.**



About Governor's Square Mall Complex

- **1.1 million square foot super-regional center with more than 100 retailers.**
- **Clarksville/Montgomery County is among the fastest growing Metropolitan Statistical Areas (MSA) in the nation. Job growth for the Clarksville area is projected to be 37.6% through 2027 and it is projected to gain more than 90,000 residents over the next 20 years.**
- **The Clarksville-Montgomery County Regional Planning Commission recently approved a development that will create more than 900 new single family homes.**
- **The nearby Fort Campbell military complex, with more than 36,000 personnel, is the largest employer in both Tennessee and Kentucky.**
- **A business-friendly local economy is attracting major industrial developments, including a Hankook Tire plant (936 jobs), LG Electronics plant (832 jobs), a 1.1 million sq.ft. Lowe's Direct Fulfillment Center (600 jobs) and a Microvast electric vehicle battery plant (298 jobs).**
- **In 2022, Clarksville was the fastest-growing city in Tennessee.** Source: U.S. Census Bureau
- **Money magazine named Clarksville, Tennessee the Best Place to Live in 2019.**
- **Clarksville, Tennessee has the hottest real estate zip code in entire country.** Source: wkrr.com



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THE MOST VISITED STORES
IN THE STATE OF TENNESSEE & THE US

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2/21

 173K Visits

popshelf

1/8

 300K Visits

Burlington

2/14

 148.4K Visits

**BOOT
BARN**

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GET SOME • GIVE BACK

HomeGoods

Burlington

Palmetto MoonTM
— CELEBRATING SOUTHERN LIFESTYLE —

RECENT ADDITIONS



Trade Area

Trade Area Population	382,345
Number of Households	157,031

Shopper Demographics

Average Household Income	\$85,000
Median Age	35
Median House Value	\$211,000

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	36,600
Clarksville-Montgomery County Schools	5,100
Trane U.S.	2,017
Agero	1,700
Tennova Healthcare	1,250
Montgomery County Government	1,207
City of Clarksville	1,200
Austin Peay State University	1,067
Hankook Tire Manufacturing	936
LG Electronics	832
Lowe's	600
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 944 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 \$211,000. 49% of the population is male and 51% is female.



6.2M

Mall Complex Visits



62MIN

Average Time Spent on Visit



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