



**MILITARY BASE**

Over 29,000 soldiers and their families located in community

**EDUCATED WORKFORCE**

Progressive university with more than 9,100 students

**LOCATION**

Within 250 miles from the population center of the United States

**ACCESSIBILITY**

45 minute drive to Nashville International Airport

**RECOGNITION**

Rated one of the Top 10 Best Cities for Relocating Families

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**PROJECT PROFILE**

Location	Clarksville, TN
Size	52,800 SF (expandable)

Designed specifically for the call center industry, facility highlights include:

- Able to turn-key site for tenant in 90 days
- Expandable by 8,200 SF increments
- Ample natural light and can accommodate addition of skylights to allow further natural light into the center of the building
- Ample parking for high-density workforce, currently 8/1000 and expandable to 10/1000
- Ballasted roof to reduce interior noise from exterior conditions and built to accommodate large HVAC units without major structural changes
- Fiber available from 2 locations
- Electric available from 2 locations
- Proper bay height to accommodate indirect lighting, raised floor throughout facility, and efficient layout of agent seating by reducing the number of columns
- Located directly off of I-24 and within 45 minutes to Nashville International Airport
- State and local incentives available

**PROJECT PROFILE**

# COMMUNITY PROFILE

Within the Central time zone, approximately 47 miles Northwest of Nashville, TN

## DEMOGRAPHIC OVERVIEW

### Population

	City Statistics	National Total/Avgs.
'07 Estimate w/in City Limits	116,647	301,045,522
'07 Population w/in 20 Mile Radius	202,123	-
Proj. Pop. Growth w/in 20 Mile Radius '07-'12	7.1%	4.6%

### Labor Force

Estimated Total Labor Force w/in 20 Mile Radius, '07	81,064	150,318,216
'06 Average Unemployment Rate (County)	5.9%	4.8%

### Age Groups (20-Mile Radius, '07)

% 21 to 24	6.9%	5.5%
% 25 to 34	16.3%	13.4%
% 35 to 44	15.1%	14.4%
% 45 to 54	12.1%	14.4%
% 55 to 59	4.4%	6.0%
% 60 to 64	3.4%	4.7%

### Educational Attainment, Ages 25+, w/i 20 Mile Radius ('07)

% High School Graduates	31.3%	28.4%
% Some College (No Degree)	27.6%	21.2%
% Associates Degree	7.0%	6.4%
% Bachelor's Degree	11.9%	15.7%

### Median Household Income '07 (w/in City Limits, \$US)

\$43,823      \$49,256

### Median Household Income '07(w/in 20 Mile Radius, \$US)

\$44,551      -

### Median Owner Occupied Home Value w/in 20 Mile Radius '07 (\$US)

\$108,938      \$171,130

### Employment By Industry, w/in 20 Mile Radius ('07)

Agriculture/Forestry/Fishing/Hunting and Mining	2.3%	1.9%
Construction	7.8%	6.9%
Manufacturing	16.2%	14.1%
Transportation	5.7%	5.2%
Wholesale/Retail Trade	15.0%	15.3%
Finance/Insurance/Real Estate	4.4%	6.9%
Services	35.9%	38.4%
Government	6.3%	4.8%

## EMPLOYMENT DRIVERS

### UNIVERSITIES AND COLLEGES

Name	Austin Peay St. Univ.
Type of School	4-Yr Public University
Enrollment	8,987

Name	Miller-Motte Tech College
Type of School	2-Yr Private College
Enrollment	570

Name	Draughons Junior College
Type of School	2-Yr Private College
Enrollment	422

### MILITARY INSTILLATIONS

Base Name	Fort Campbell
# Enlisted	29,000

### LABOR COMPETITION

Company	Convergys
Type of Operation	Inbound – Customer Service
# Employees	1,250

## CALL CENTER SATURATION ANALYSIS

Est. Labor Force	81,064
Est. Call Center Jobs	1,272
Saturation Rate (Total Sat.)	1.6%
Saturation Rate (Inbound Sat.)	
Est. IB Positions	1,272
IB Saturation	1.6%
Saturation Rate (Outbound Sat.)	
Est. OB Positions	0
OB Saturation	0.0%

# CLARKSVILLE, TN - DEMOGRAPHIC REPORT



## CLARKSVILLE, TN - RENDERING A



## CLARKSVILLE, TN - RENDERING B