

For Lease

CBRE

Premier Retail Space Available

Regional Shopping Center

River Falls

951 E. Lewis & Clark Parkway

Clarksville, IN 47129



Contact Us

Clay Hunt

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Retail Space Available

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Regional Shopping Center in Southern Indiana's Primary Retail Trade Area

- + Inline space and outlot opportunity
 - 50,875± square feet available
 - 2,722± square foot freestanding building available
- + 828,647± square foot regional shopping center
- + Anchored by Bass Pro Shops, a regional retail power drawing from a 50 mile radius and bringing in more than 600,000 visitors annually
- + 1.8 million visitors per year to the shopping center (Placer.ai)
- + Adjacent to Green Tree Mall, Southern Indiana's only enclosed regional mall with Dillard's, JC Penney, H&M, Books A Million and Furniture Fair
- + Situated at the Lewis & Clark Pkwy (Hwy 131) exit from Interstate 65
- + Signalized access from E. Lewis & Clark Pkwy and from Green Tree Blvd
- + Trade area includes Home Depot, Target, Best Buy, Kroger, Wal-Mart, Sam's Club, Lowes, Hobby Lobby, Burlington, Academy Sports, Hobby Lobby, At Home

2023 Estimated Demographics Southern Indiana Trade Area

Population	189,260
Daytime Population	182,721
Average Household Income	\$87,317

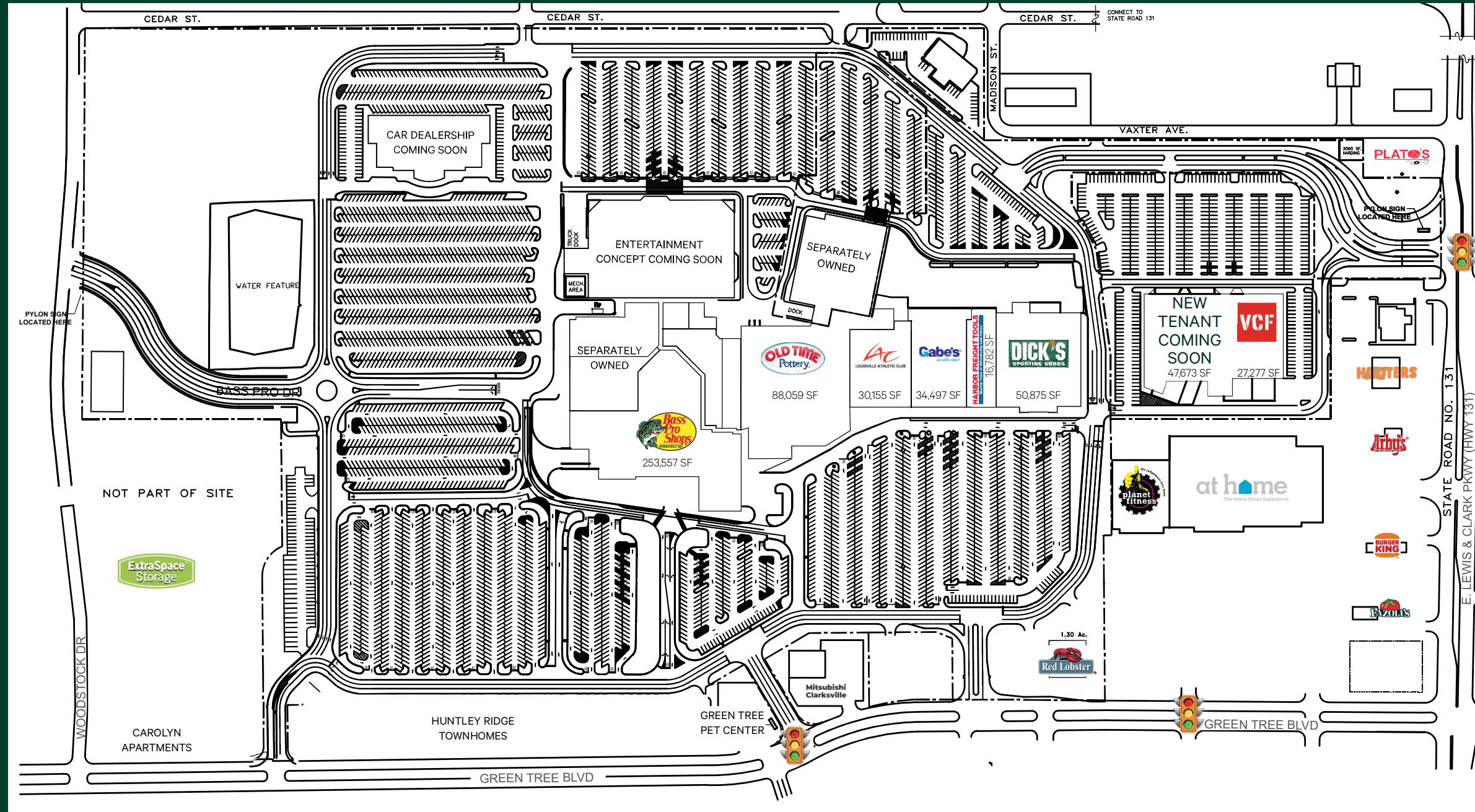




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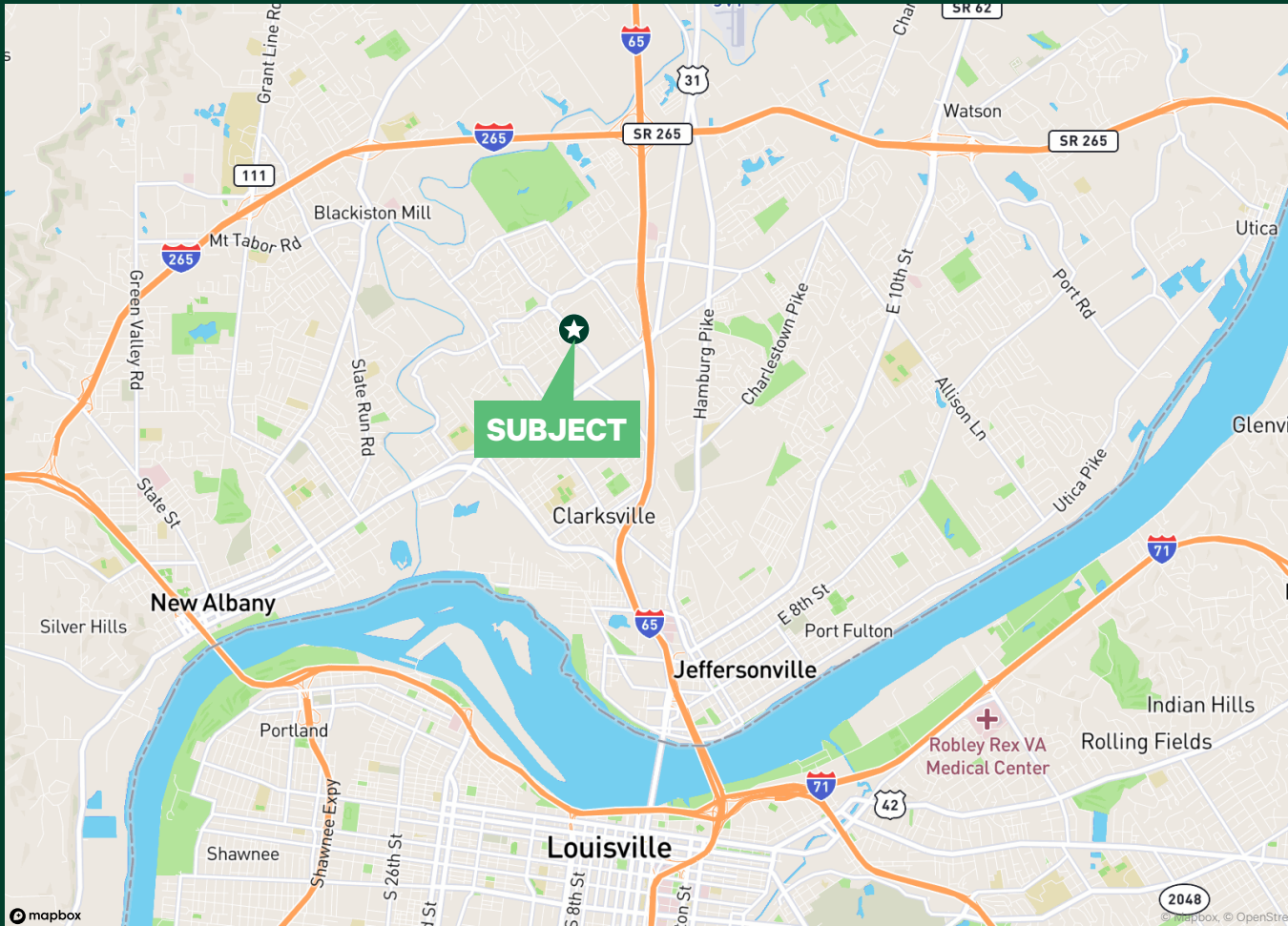
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2023 Estimated Demographics	1 Mile	2 Miles	3 Miles	4 Miles
Population	7,798	23,546	60,872	109,429
Daytime Population	12,496	28,436	65,044	120,040
Average Household Income	\$57,218	\$68,493	\$72,038	\$72,314

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