



**SITE
1.01 ACRES**

wellnow
URGENT CARE™

EMC JOHN STREET

RURAL KING
Rally's
EMC JOHN STREET

**BUILD-TO-SUIT,
GROUND LEASE, FOR SALE \$1.1M**

**CLARKSVILLE PLAZA OUTLOT
CLARKSVILLE, INDIANA**

HOGAN
REAL ESTATE

OVERVIEW

CLARKSVILLE PLAZA
CLARKSVILLE, INDIANA



wellnow
URGENT CARE™

ADJACENT TO
BRAND NEW
WELLNOW
URGENT CARE



Nearly 20,000
VEHICLES PER DAY
on Lewis and Clark Pkwy
in front of site



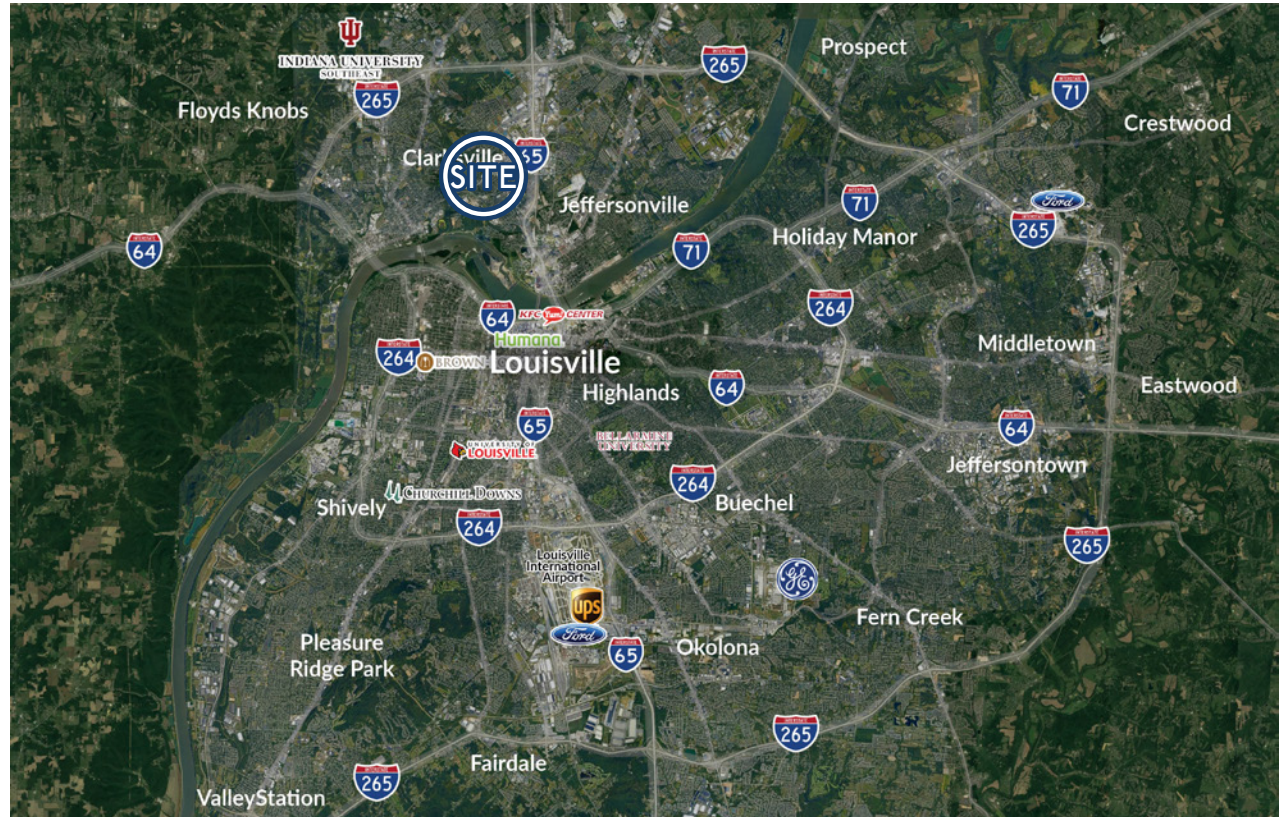
1.01 Acre
OUTLOT
available for build-to-suit,
ground lease, or sale
**Rally's has a lease and is currently
still operating*



Convenient Access
AT SIGNALIZED LIGHT
and centrally located
in trade area close to I-65

LOCATION

CLARKSVILLE PLAZA
CLARKSVILLE, INDIANA



Demographics

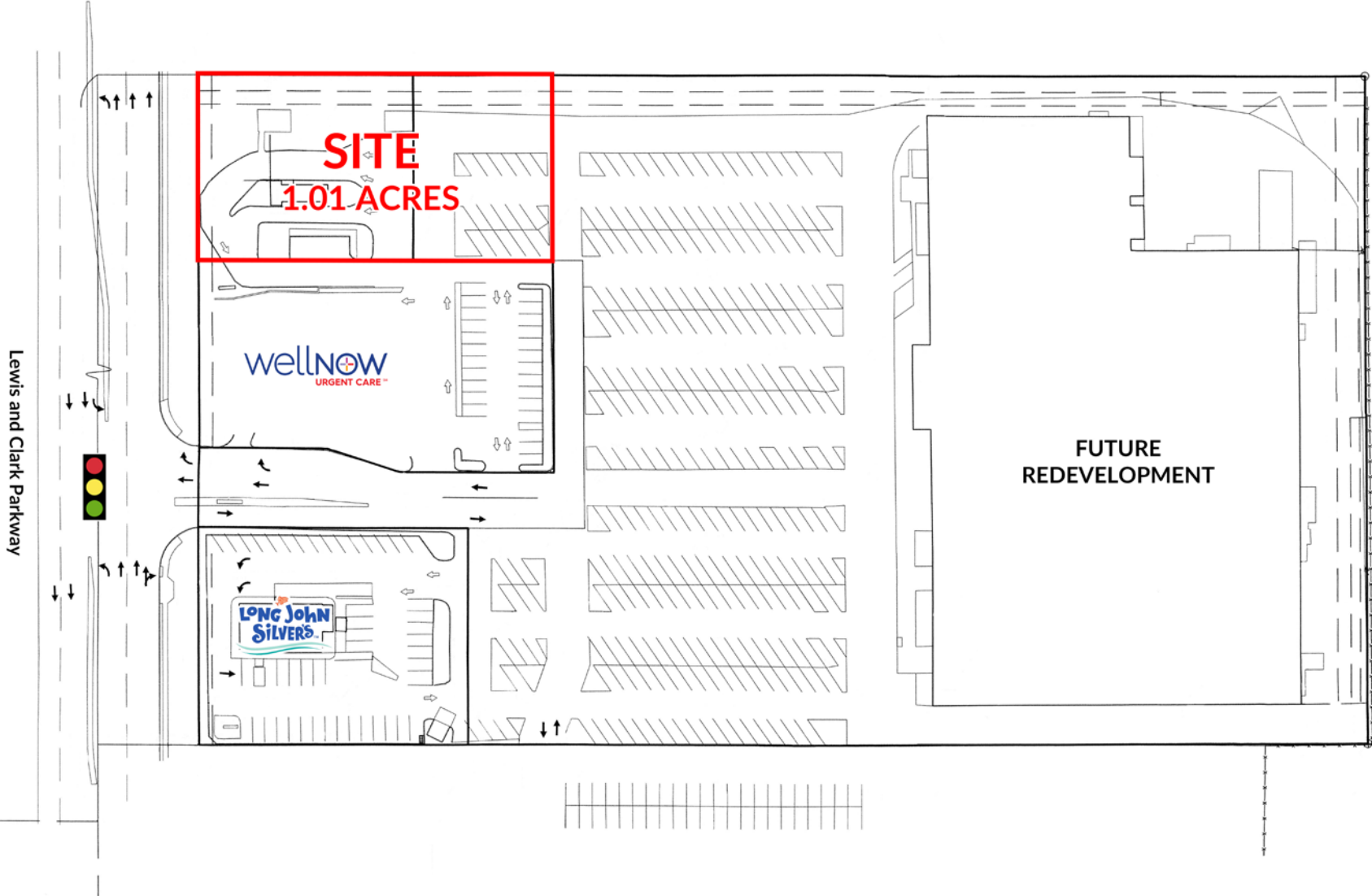
	1 Mile	3 Miles	5 Miles
Population	8,601	64,286	170,960
Average Household Income	\$71,467	\$75,994	\$77,084

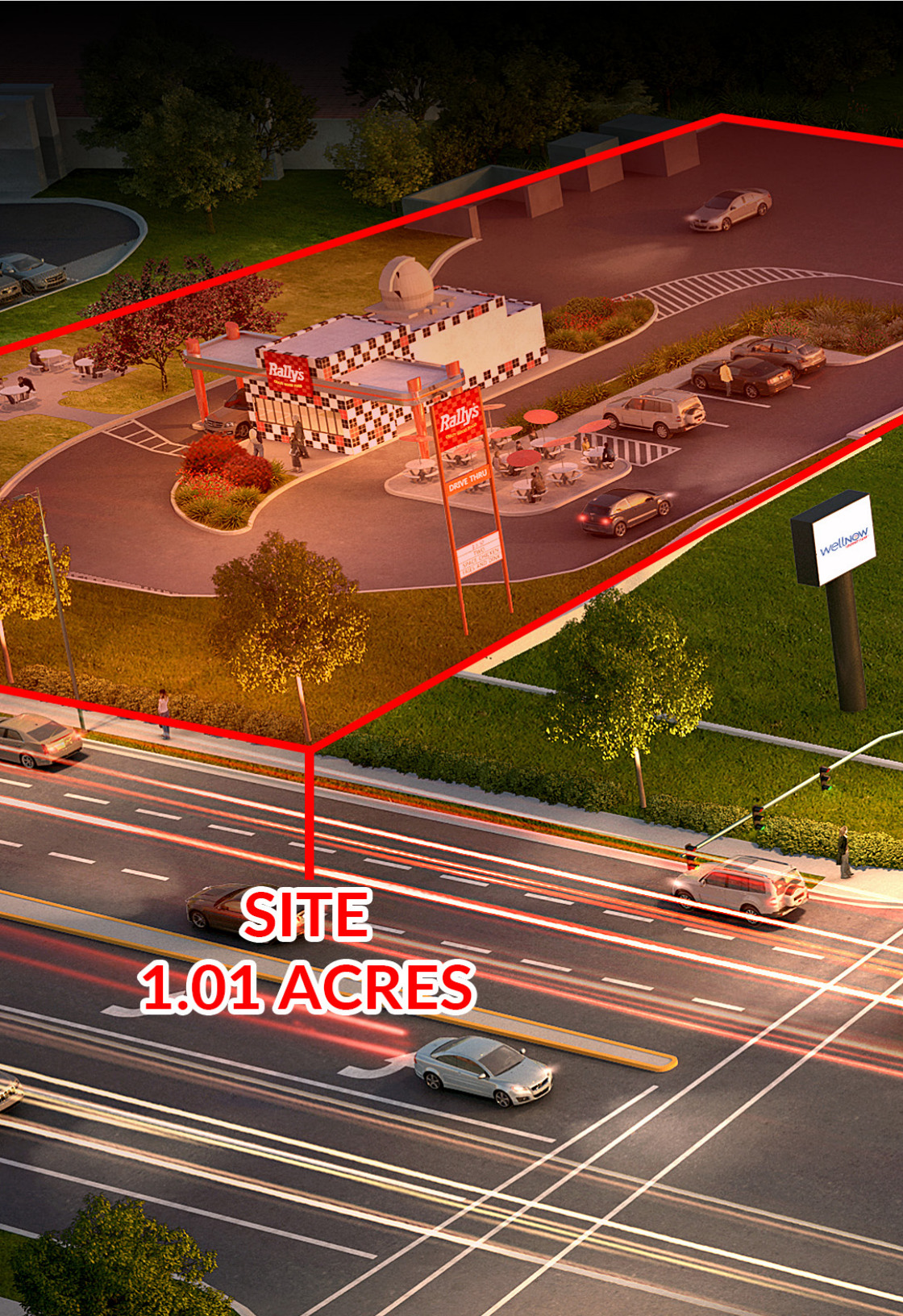
Trade Area

Clarksville Plaza is centrally located in the dominant regional shopping area for Southern Indiana and is ideally situated directly across from Green Tree Mall, Southern Indiana's only enclosed mall. The area is poised for long-term transformational development and is located within the town's Catapult Central Clarksville Master Plan area.

SITE PLAN

CLARKSVILLE PLAZA
CLARKSVILLE, INDIANA





HOGAN REAL ESTATE

PROPERTY CONTACTS

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