

For Lease

CBRE

Premier Retail Space Available

Regional Shopping Center

River Falls

951 E. Lewis & Clark Parkway

Clarksville, IN 47129



Retail Space Available

River Falls | 951 E. Lewis & Clark Pkwy | Clarksville, IN

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

- + Inline space and outlot opportunity
 - Up to 50,875± square foot endcap space 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

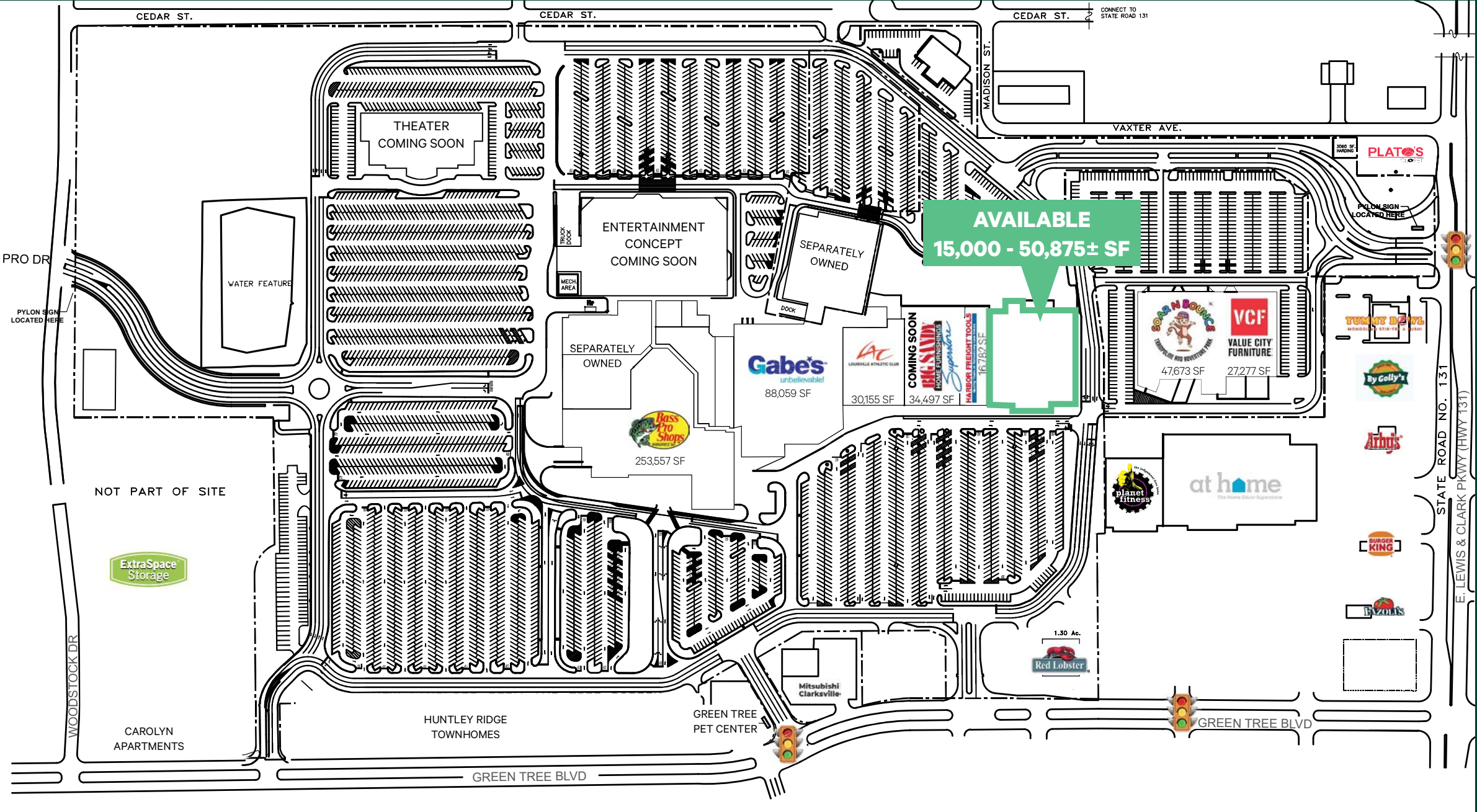
2024 Estimated Demographics

Southern Indiana Trade Area

Population	193,045
Daytime Population	187,634
Average Household Income	\$97,359



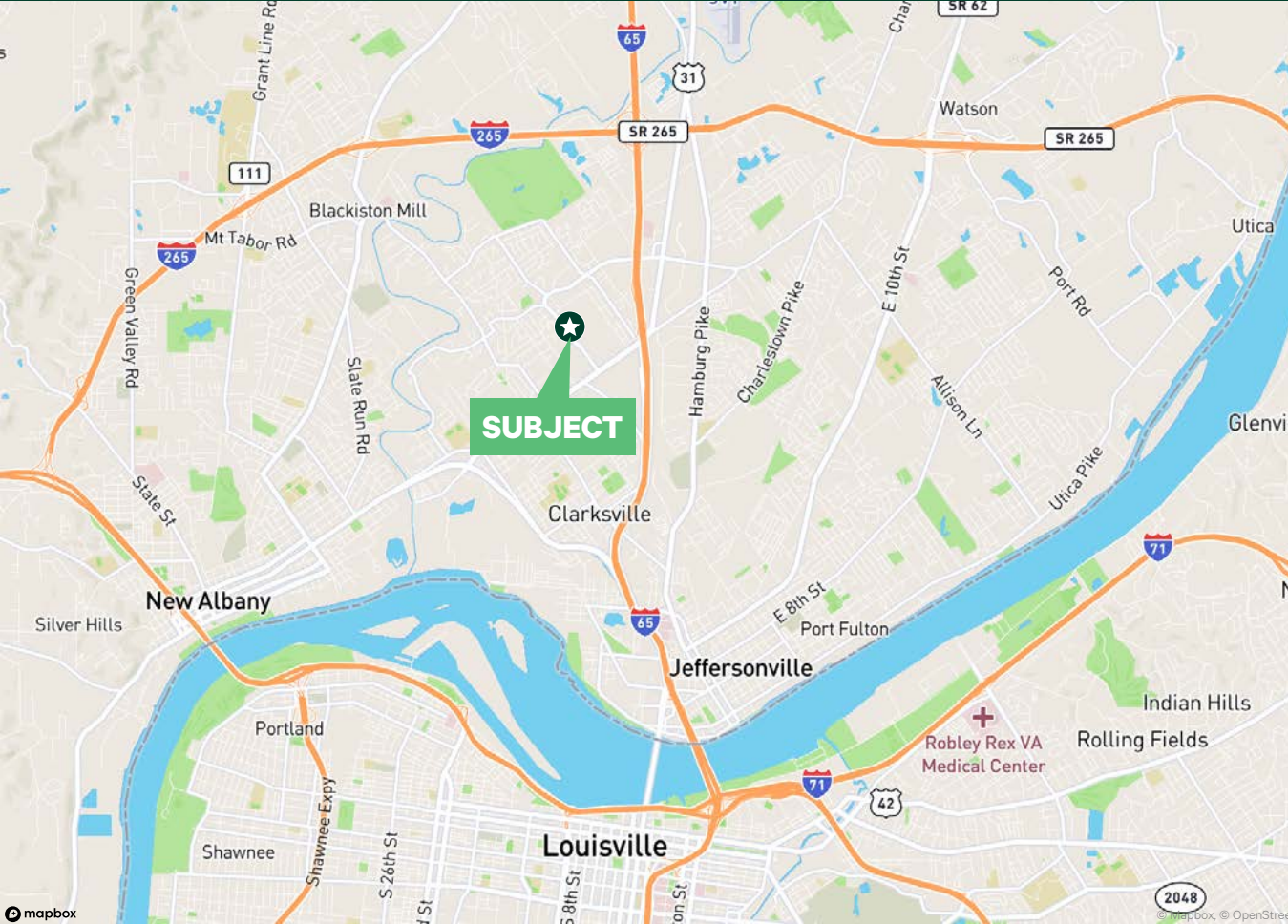




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2024 Estimated Demographics	1 Mile	2 Miles	3 Miles	4 Miles
Population	8,476	24,275	62,007	111,597
Daytime Population	12,817	28,337	65,990	120,265
Average Household Income	\$69,056	\$82,777	\$82,464	\$81,301

Contact Us

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