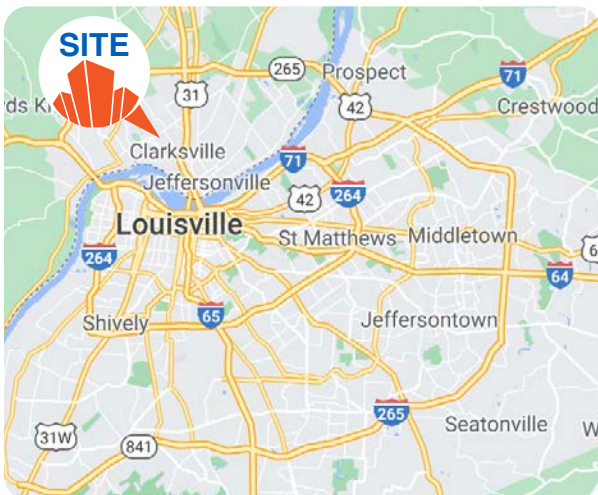




## RETAIL SPACE AVAILABLE

750 E Lewis & Clark Pkwy | Clarksville, IN 47150



### LEASE RATE: ASK AGENT

**STE 1: 8,184 – 25,345 SF± AVAILABLE**

**STE 2: 6,104 SF± AVAILABLE**

- Situated on 7.33 Acres – Ample parking and site flexibility
- High-visibility location on E Lewis & Clark Parkway (Hwy 131)
- Excellent traffic counts (**26K+ ADT**) and strong surrounding retail synergy
- Ideal for big box retail, entertainment, fitness, or redevelopment
- Surrounded by national retailers, restaurants, and dense residential neighborhoods
- Easy access to I-65, just minutes from Downtown Louisville
- Strong regional draw within the Southern Indiana retail corridor

**PHIL RADCLIFF**

PRADCLIFF@TRIOCPG.COM

(502) 386 5446

**JUSTIN BAKER**

JBAKER@TRIOCPG.COM

(502) 454-0911



# AERIAL



Walmart  
Taco Bell  
Cheddar's  
Great Clips  
QDOBA  
Mile High  
SUBWAY  
son's club  
cricket

MENARDS  
Popeyes  
Santitas  
Arby's  
Calumet  
Hilton Garden Inn  
Fred's Discounters

OUTBACK  
T-Mobile  
FIRST WATCH  
Starbucks  
sleep number

Target  
Best Buy  
Starbucks  
JOANN  
Kirklands  
DQ  
ME  
OLD NAY  
LANE BRYANT

Aaron's  
ROSS  
WILLIAMS-SOFT  
PETSMART  
Michaels  
Pizza Hut  
verizon

at home  
VCF  
HUGO BOSS  
Arby's

TESS  
GNC  
Foot Locker  
SHOE  
claire's  
maurices  
JCPenney  
Dillard's  
AMERICAN EAGLE  
AEROPOSTALE  
BAM! CHASE  
rue21  
HOT TOPIC

Kroger  
PAPA JOHN'S  
Smoothie King  
AutoZone

LOWE'S  
Wawa  
IHOP  
Staples  
SportClips

BOAT BARN  
DISCOUNT TIRE  
WALKERS

WATSON'S  
Rally's  
LOCAL MD  
FIFTH THIRD BANK  
MATTRESS FIRM  
TOWERS  
LONG JOHN SILVER'S

benefit  
McDonald's  
TJ-maxx  
carter's  
petco  
DOLLAR TREE  
ULTA  
HomeGoods  
FIVE BEY  
HOBBY LOBBY  
Academy  
SALLY BEAUTY  
SHOE CARNIVAL





AERIAL



Kia Store  
Clarksville

Lewis-Clark Pkwy  
Lewis-Clark Pkwy

Rally's

LOCAL MD  
URGENT CARE

26,187 ADT

LONG JOHN  
SILVER'S

KEN TIRE & AUTO CARE  
TOWERY'S

MATTRESS FIRM



THEMED ENTERTAINMENT VENUE  
• Electric go-kart concept  
• Black light-themed golf



THE RABBIT HOLE  
CONSPIRACY LINKS

WATSON'S

Applegate Ln



TOYOTA  
Jeff Wyler Toyota  
of Clarksville



Applegate Ln



# FLOOR PLAN





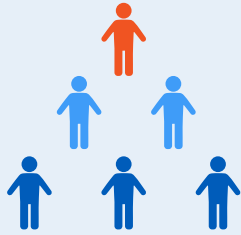
# PHOTOS





# DEMOGRAPHICS

## POPULATION



1 MILE **9,155**  
3 MILES **66,856**  
5 MILES **182,893**

## HOUSEHOLDS



1 MILE **3,848**  
3 MILES **29,357**  
5 MILES **80,716**

## BUSINESSES



1 MILE **454**  
3 MILES **2,683**  
5 MILES **10,183**

## EMPLOYEES

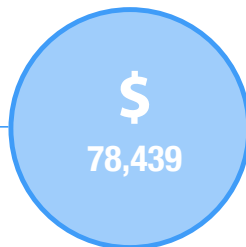


1 MILE **4,773**  
3 MILES **31,213**  
5 MILES **127,728**

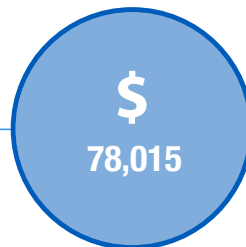
## AVERAGE HOUSEHOLD INCOME



1 MILE

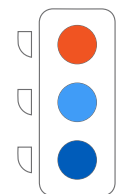


3 MILES



5 MILES

## TRAFFIC COUNTS



**E LEWIS & CLARK PKWY**  
26,187 ADT

**I-65**  
90,252 ADT

