

FOR SALE OR LEASE

Retail Building Available

951 E. LEWIS & CLARK PKWY, CLARKSVILLE, INDIANA 47129

RETAIL



FREESTANDING BUILDING AVAILABLE

LOCATED AT A REGIONAL SHOPPING CENTER IN SOUTHERN INDIANA'S PRIMARY TRADE AREA

- + ±47,439 square foot building
- + ±3.7 acres
- + Anchored by Bass Pro Shops, a regional retail power drawing from a 150 mile radius
 - The second largest Bass Pro store east of the Mississippi
 - Bringing in more than 1.5 million visitors annually
- + Adjacent to Green Tree Mall, Southern Indiana's only enclosed regional mall with Dillard's, JC Penney, TJ Maxx, Burlington Coat Factory, Shoe Carnival
- + Trade area includes Home Depot, Target, Best Buy, Kroger, Wal-Mart, Sam's Club, Lowes, Hobby Lobby
- + Situated at the Lewis & Clark Pkwy (Hwy 131) exit from Interstate 65

CONTACT US

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CBRE

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SHOPPING CENTER PLAN



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2019 ESTIMATED DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	4 MILES
DAYTIME POPULATION				
2019 Daytime Population	12,693	30,479	64,072	104,875
Daytime Workers	9,455 74.5%	17,165 56.3%	34,398 53.7%	51,238 48.9%
Daytime Residents	3,238 25.5%	13,314 43.7%	29,674 46.3%	53,637 51.1%
HOUSEHOLDS				
2019 Households - Current Year Estimate	2,814	11,485	25,050	43,743
2024 Households - Five Year Projection	2,854	11,796	25,698	44,895
2010 Households - Census	2,780	11,039	24,132	41,644
2000 Households - Census	2,819	10,696	23,230	39,919
POPULATION				
2019 Population - Current Year Estimate	6,614	26,681	58,658	104,888
2024 Population - Five Year Projection	6,702	27,351	60,053	107,480
HOUSEHOLD INCOME				
2019 Average Household Income	\$47,420	\$57,266	\$59,381	\$61,740
2024 Average Household Income	\$52,848	\$63,922	\$66,999	\$70,275
2019 Median Household Income	\$39,070	\$44,901	\$45,791	\$46,892
2024 Median Household Income	\$42,150	\$49,679	\$50,939	\$52,346
2019 Per Capita Income	\$19,770	\$24,563	\$25,442	\$25,777
2024 Per Capita Income	\$22,046	\$27,477	\$28,763	\$29,375
EDUCATION				
2019 Population 25 and Over	4,497	19,162	41,549	73,284
Less than 9th Grade	350 7.8%	867 4.5%	1,632 3.9%	2,739 3.7%
9-12th Grade - No Diploma	542 12.1%	1,691 8.8%	3,477 8.4%	6,804 9.3%
High School Diploma	1,206 26.8%	5,274 27.5%	11,196 26.9%	18,813 25.7%
GED or Alternative Credential	299 6.6%	1,383 7.2%	3,149 7.6%	5,117 7.0%
Some College - No Degree	967 21.5%	4,156 21.7%	9,536 23.0%	16,557 22.6%
Associate`s Degree	571 12.7%	1,933 10.1%	4,027 9.7%	7,334 10.0%
Bachelor`s Degree	462 10.3%	2,710 14.1%	5,951 14.3%	10,721 14.6%
Graduate or Professional Degree	100 2.2%	1,148 6.0%	2,581 6.2%	5,199 7.1%

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