

RIVER FALLS

951 E Lewis And Clark Pkwy - Clarksville, IN 47129



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Regional Shopping Center in Southern Indiana's Primary Trade Area

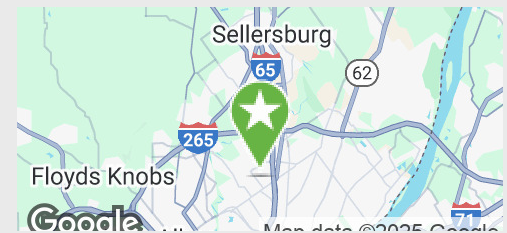
PROPERTY HIGHLIGHTS

- 828,647 SF Regional Shopping Center Anchored by Bass Pro Shops, Dick's SportingGoods, Harbor Freight, etc.
- Bass Pro Shops is a Regional Retail Power in Clarksville, Drawing From a 150 Mile Radius
- Second Largest Bass Pro Store East of the Mississippi, Bringing in More Than 1.5 Million Visitors Annually
- Immediate Retailers Include Home Depot, Target, Best Buy, Kroger, Wal-Mart, Sam's Club, Lowes, etc.

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	61,106	158,825
Average HH Income	\$82,650	\$81,459
Businesses	2,466	8,464
Employees	27,843	105,402

TRAFFIC COUNTS

Lewis & Clark Parkway	24,328
Greentree Boulevard	11,579



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

KYLE NAGELEISEN

Direct: 513.792.5003
knageleisen@midlandatlantic.com

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

RIVER FALLS

951 E Lewis And Clark Pkwy - Clarksville, IN 47129



MIDLAND ATLANTIC
PROPERTIES



RIVER FALLS

951 E Lewis And Clark Pkwy - Clarksville, IN 47129



MIDLAND ATLANTIC
PROPERTIES

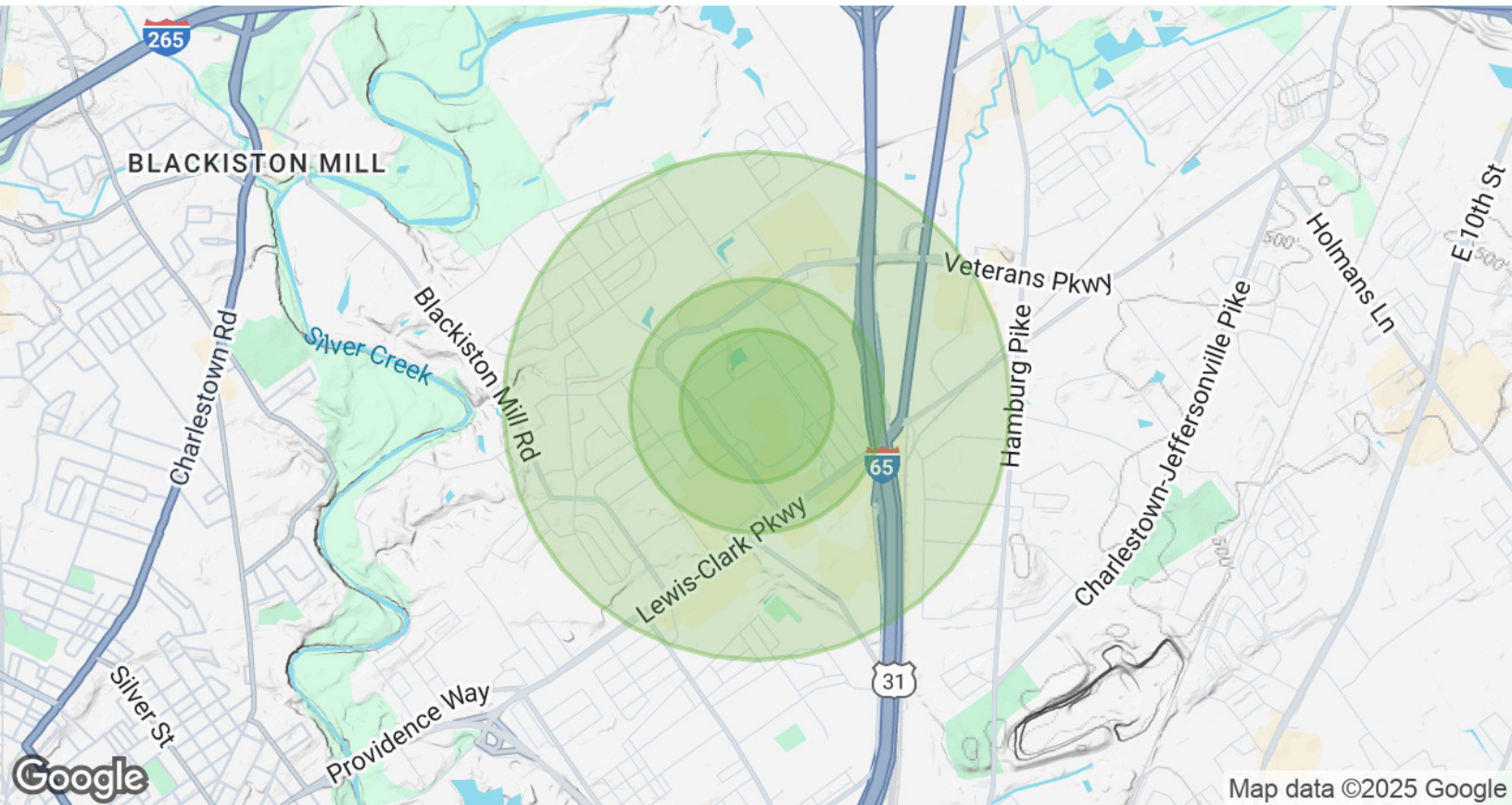


RIVER FALLS

951 E Lewis And Clark Pkwy - Clarksville, IN 47129



MIDLAND ATLANTIC
PROPERTIES



Map data ©2025 Google

POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	7,524	61,106	158,825
Projected Annual Growth (2025-2030)	1.3%	1.1%	1.0%
Total Households	3,252	26,233	68,567
Median Home Value	\$183,122	\$202,778	\$214,898

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$67,519	\$82,650	\$81,459
Daytime Population (16+ years)	7,836	46,610	157,192
Total Businesses	414	2,466	8,464
Total Employees	5,306	27,843	105,402

MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

KYLE NAGELEISEN

Direct: 513.792.5003
knageleisen@midlandatlantic.com

MIDLANDATLANTIC.COM

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.