

GREEN TREE OUTPARCEL

709 E LEWIS AND CLARK PKWY
CLARKSVILLE, IN

MULTI-TENANT RETAIL OUTPARCEL INVESTMENT OPPORTUNITY



INVESTMENT HIGHLIGHTS

- Strong in-place cash flow from established tenants
- Substantial upside potential due to below-market rents
- A vibrant trade area in the Louisville, KY MSA
- Fast growing metropolitan area, outpacing Nashville, Charlotte, and Kansas City

PRICING INFORMATION

- Price: \$1,752,000
- In-Place NOI: \$122,608
- Cap Rate: 7.0%
- Property SF: 6,789
- Price/SF: \$258

NEWMARK

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