

2505 Lincoln Dr. CLARKSVILLE, IN 47129 MARKETING PRESENTATION



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full listing!



STEPHANIE WILSON
COMMERCIAL PROPERTIES





GREAT LOCATION TO KICKSTART
YOUR VENTURE OR EXPAND
OPERATIONS IN CLARKSVILLE!

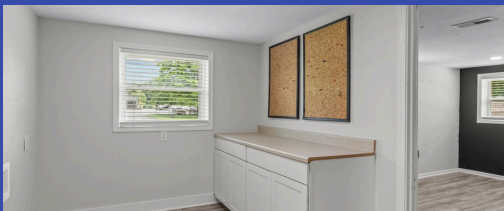
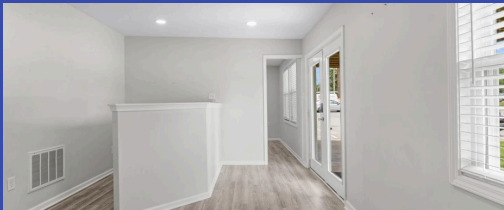


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OVERVIEW

Discover this versatile commercial office space on a spacious lot, complete with ample storage and an additional attached building! Perfect for equipment storage, vehicle staging, and parking, this property offers endless possibilities for your business needs. The main office space has been fully renovated, featuring 1.5 bathrooms, a full kitchen, a welcoming reception area, seven offices, and expansive common areas. The main building also boasts a recent expansion at the rear, providing even more room to grow. Additionally, the large attached shed includes an unfinished ground level and a finished upper level, offering a flexible space that can serve as a separate office or be adapted for various purposes. Don't miss this opportunity to enhance your business operations with this exceptional property! sq. ft. is approximate if critical buyers should verify





LIST REPORTS

 2505 LINCOLN DRIVE, CLARKSVILLE, IN 47129

AREA REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



GAS



CLEANERS

CHASE

ATM



MOVIE THEATER



MEDICAL



0.5
MILES

0.6
MILES

0.6
MILES

0.6
MILES

0.7
MILES



COFFEE



GROCERIES



GYM



PHARMACY

1.6
MILES

0.8
MILES

0.8
MILES

0.7
MILES

 ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

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OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

| | | |
|---|--|--------------|
|  | HIKING FALLS OF THE OHIO STATE PARK | 2 MILES |
|  | PARK WOODED VIEW | 2.1 MILES |
|  | GOLF COURSE WOODED VIEW GOLF COURSE | 2.3 MILES |
|  | DOG PARK COCHRAN HILL DOG RUN | 5.8 MILES |


WITHIN
10 MILES

18

GOLF
COURSES

8

PARKS

1

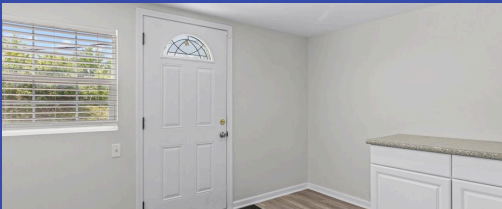
HIKING

2

DOG
PARKS

 ListReports

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LIST REPORTS



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **18** private schools and **1** charter school within **5** miles.

PK-5

PARKWOOD
ELEMENTARY SCHOOL
ASSIGNED

2

RATING

6-8

RIVER VALLEY MIDDLE
SCHOOL
ASSIGNED

5

RATING

9-12

JEFFERSONVILLE HIGH
SCHOOL
ASSIGNED

5

RATING



ListReports

DISCLAIMER: School data is provided by 477000 Eds Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.



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FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **141** moderately priced restaurants and has an **above average** variety of cuisines.

165



WITHIN 5 MILES



GOOD EATS BY CATEGORY

| | |
|-----------------------|----|
| AMERICAN | 28 |
| FAST FOOD | 27 |
| PIZZA | 13 |
| MEXICAN | 12 |
| INTERNATIONAL | 12 |
| SEAFOOD | 10 |
| BARs | 9 |
| CAFES, COFFEE AND TEA | 8 |
| ASIAN | 7 |
| OTHER | 16 |

ListReports

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Listed By



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