

Now Available

CBRE

# Retail Property

Great Location

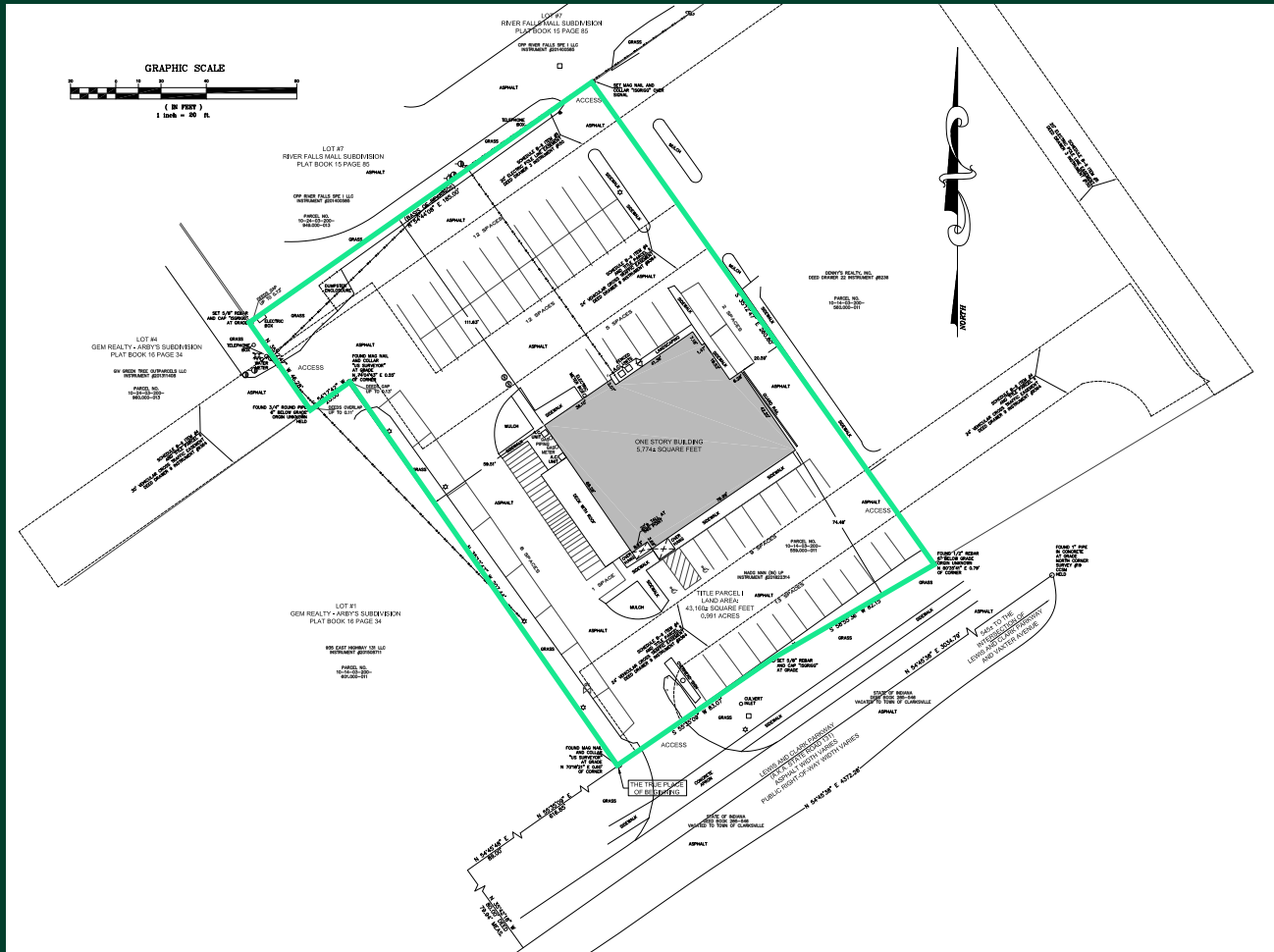
941 E. Lewis & Clark Parkway  
Clarksville, IN 47129



## Property Features

- + 5,774± square foot building
- + 0.99± acre
- + Adjacent to At Home with Fazoli's, Burger King & Arby's
- + Situated on an outlot fronting River Falls, which includes Bass Pro Shops, Dick's Sporting Goods, Value City Furniture, Gabe's, Old Time Pottery and Louisville Athletic Club
- + Great visibility and access
- + Existing pylon sign on site, visible from I-65
- + Located in the primary retail trade area for Southern Indiana near Green Tree Mall, Kroger, Target, Lowe's, Walmart & Sam's Club
- + E. Lewis & Clark Pkwy traffic count: 28,500 VPD





| 2024 Estimated Demographics | 1 Mile   | 2 Miles  | 3 Miles  | 4 Miles  |
|-----------------------------|----------|----------|----------|----------|
| Population                  | 6,553    | 27,367   | 60,999   | 108,866  |
| Daytime Population          | 11,825   | 30,974   | 65,916   | 108,939  |
| Average Household Income    | \$72,033 | \$75,640 | \$75,912 | \$79,784 |

## Contact Us

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