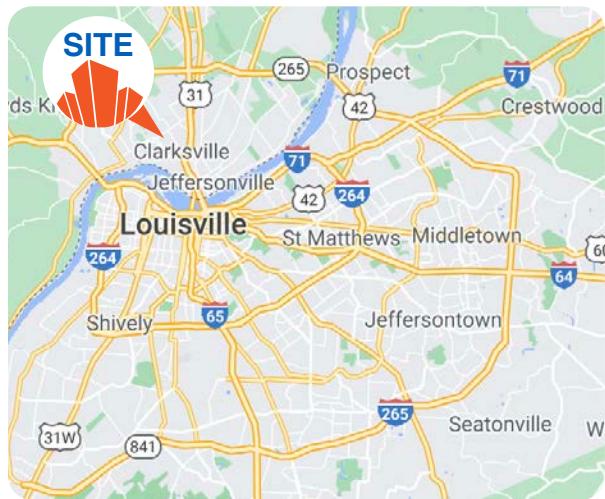




## RETAIL SPACE AVAILABLE

750 E Lewis & Clark Pkwy | Clarksville, IN 47150



### LEASE RATE: ASK AGENT

### 6,104 – 109,309 SF± AVAILABLE (DIVISIBLE)

- Situated on 7.33 Acres – Ample parking and site flexibility
- High-visibility location on E Lewis & Clark Parkway (Hwy 131)
- Excellent traffic counts (**20K+ ADT**) and strong surrounding retail synergy
- Ideal for big box retail, entertainment, fitness, or redevelopment
- Surrounded by national retailers, restaurants, and dense residential neighborhoods
- Easy access to I-65, just minutes from Downtown Louisville
- Strong regional draw within the Southern Indiana retail corridor

JUSTIN BAKER  
PHIL RADCLIFF

JBAKER@TRIOCPG.COM  
PRADCLIFF@TRIOCPG.COM

(502) 454-0911  
(502) 386 5446

# AERIAL



AERIAL



KM  
Kia Store  
Clarksville

20,524 ADT

Lewis-Clark Pkwy  
Lewis-Clark Pkwy

Rally's

LOCAL MD  
URGENT CARE

LONG JOHN  
SILVER'S

KEN TIRE & AutoCare  
TOWERY'S

MATTRESSFIRM

THIRD BANK

WATSON'S

Applegate Ln  
Applegate

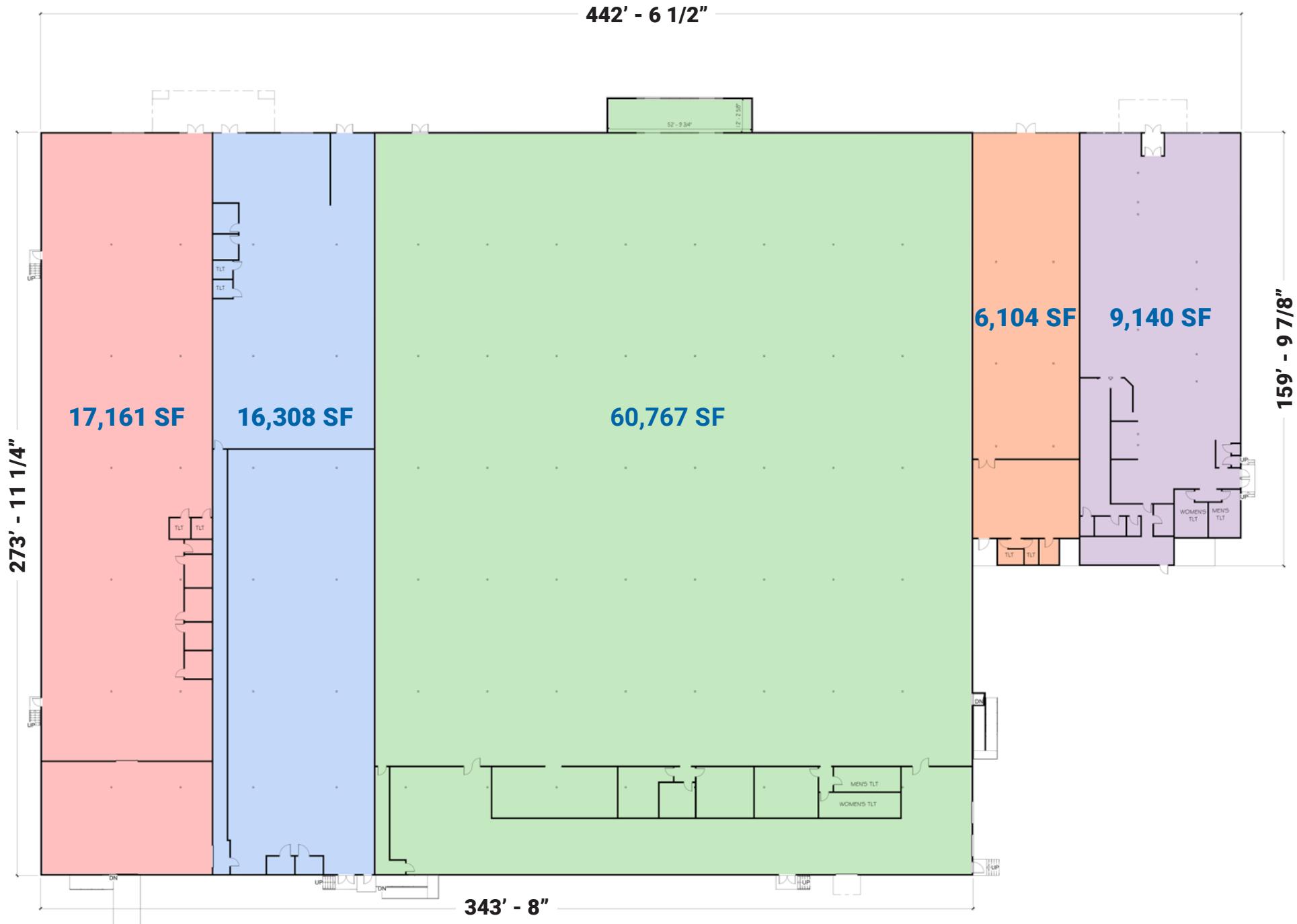
TOYOTA  
Jeff Wyler Toyota  
of Clarksville



SITE



# FLOOR PLAN

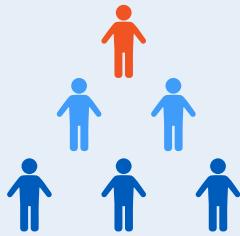


# PHOTOS



# DEMOGRAPHICS

## POPULATION



1 MILE **9,155**  
3 MILES **66,856**  
5 MILES **182,893**

## HOUSEHOLDS



1 MILE **3,848**  
3 MILES **29,357**  
5 MILES **80,716**

## BUSINESSES



1 MILE **454**  
3 MILES **2,683**  
5 MILES **10,183**

## EMPLOYEES



1 MILE **4,773**  
3 MILES **31,213**  
5 MILES **127,728**

## AVERAGE HOUSEHOLD INCOME



1 MILE

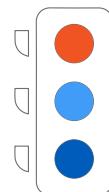


3 MILES



5 MILES

## TRAFFIC COUNTS



**E LEWIS & CLARK PKWY**  
20,524 ADT  
**I-65**  
90,252 ADT

