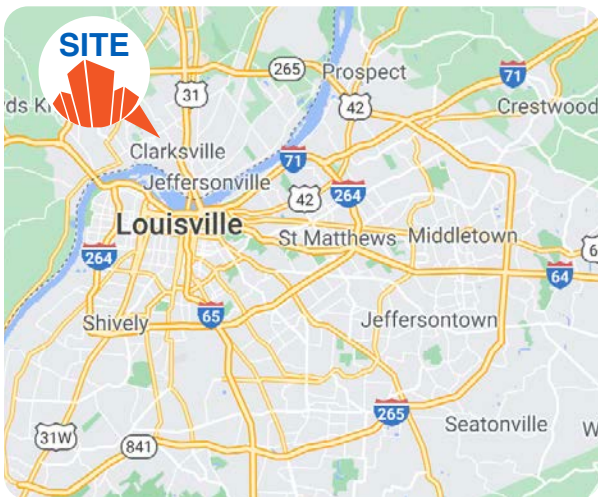




## RETAIL SPACE AVAILABLE

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



Walmart  
TACO BELL  
Cheddar's  
Great Clips  
QDOBA  
MILLETTS  
SUBWAY  
santitas club  
cricket

MENARDS  
Popeyes  
Santitas  
Calumet  
Hilton  
Fred's Discounters

OUTBACK  
FIRST WATCH  
Starbucks  
sleep number

TARGET  
BEST BUY  
Kirklands  
JOANN  
Dorothy's  
ME  
OLD NAY  
LANE BRYANT

Aaron's  
ROSS  
WILD WINGS  
PETSMART  
Michaels  
Pizza Hut  
verizon

at home  
VCF  
HUGO BOSS  
Arby's

TESS  
GNC  
Foot Locker  
SHOE  
Buckle  
maurices  
JCPenney  
Dillard's  
AMERICAN EAGLE  
AEROSTALE  
BAM! CHASE  
rue21  
HOT TOPIC

Kroger  
PAPA JOHN'S  
Smoothie King  
AutoZone

LOWE'S  
Wawa  
IHOP  
Staples  
SportClips

BOAT BARN  
DISCOUNT TIRE  
WALKERS

WATSON'S  
Rally's  
LOCAL MD  
FIFTH THIRD BANK  
MATTRESS FIRM  
TOWERS  
LONG JOHN SILVER'S

benefit  
McDonald's  
TJ-maxx  
carter's  
petco  
DOLLAR TREE  
ULTA  
HomeGoods  
FIVE BEY  
HOBBY LOBBY  
Academy  
SALLY BEAUTY  
SHOE CARNIVAL





AERIAL



Kia Store  
Clarksville

Lewis-Clark Pkwy  
Lewis-Clark Pkwy

Rally's



20,524 ADT

LONG JOHN  
SILVER'S

KEN Tire & AutoCare  
TOWERY'S

MATTRESS FIRM

THIRD BANK



WATSON'S



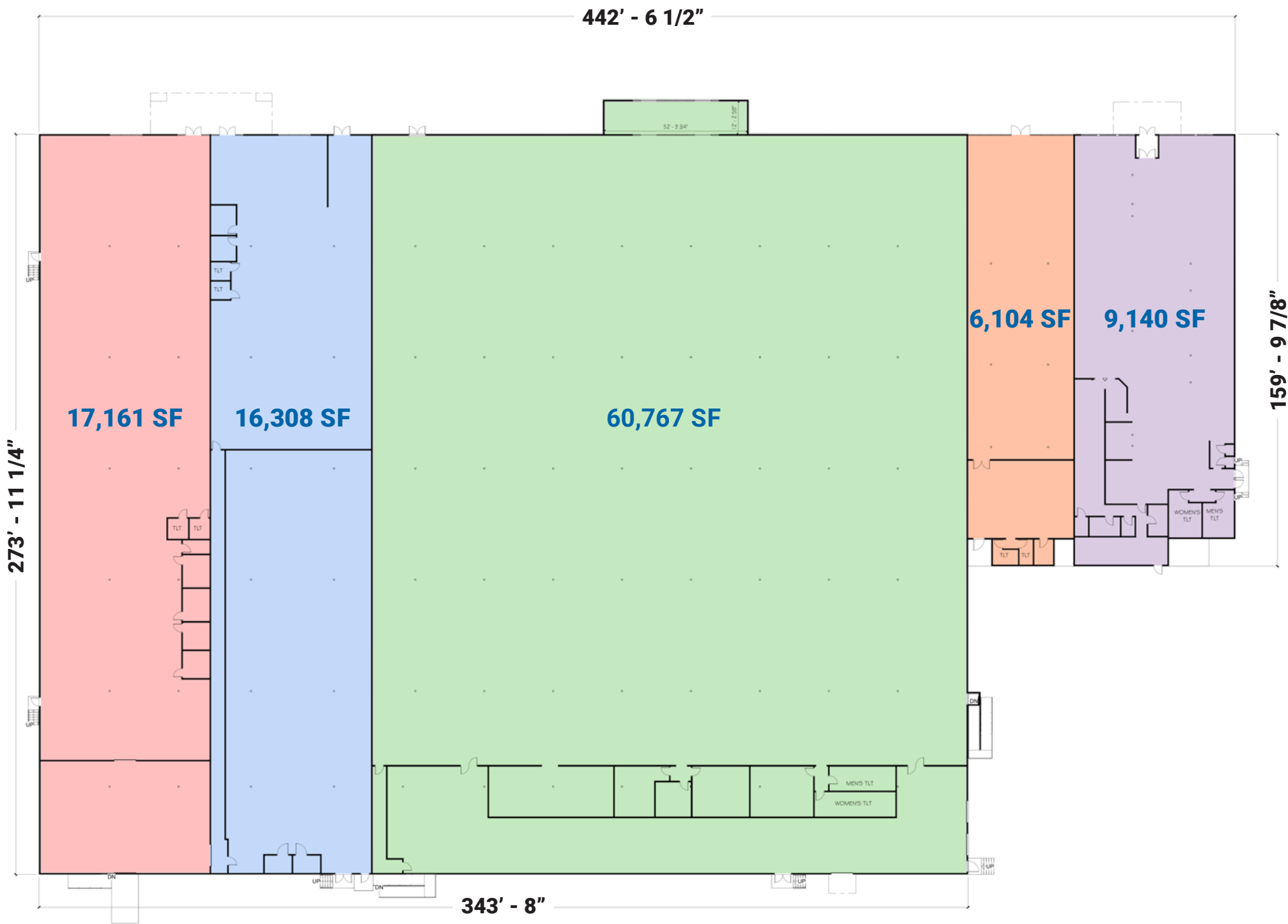
TOYOTA  
Jeff Wyler Toyota  
of Clarksville

Applegate Ln

Applegate Ln



# FLOOR PLAN





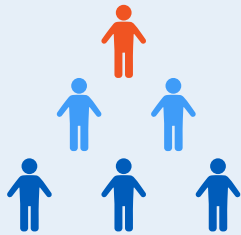
# PHOTOS





# 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



## TRAFFIC COUNTS

