

For Lease

CBRE

# Premier Retail Shopping Center

Outlot Available

River Falls  
951 E. Lewis & Clark Parkway  
Clarksville, IN 47129



## Contact Us

**Clay Hunt**

First Vice President  
+1 502 412 7607  
clay.hunt@cbre.com

**Robert Schwartz**

Senior Vice President  
+1 502 412 7606  
robert.schwartz@cbre.com



# Retail Space Available

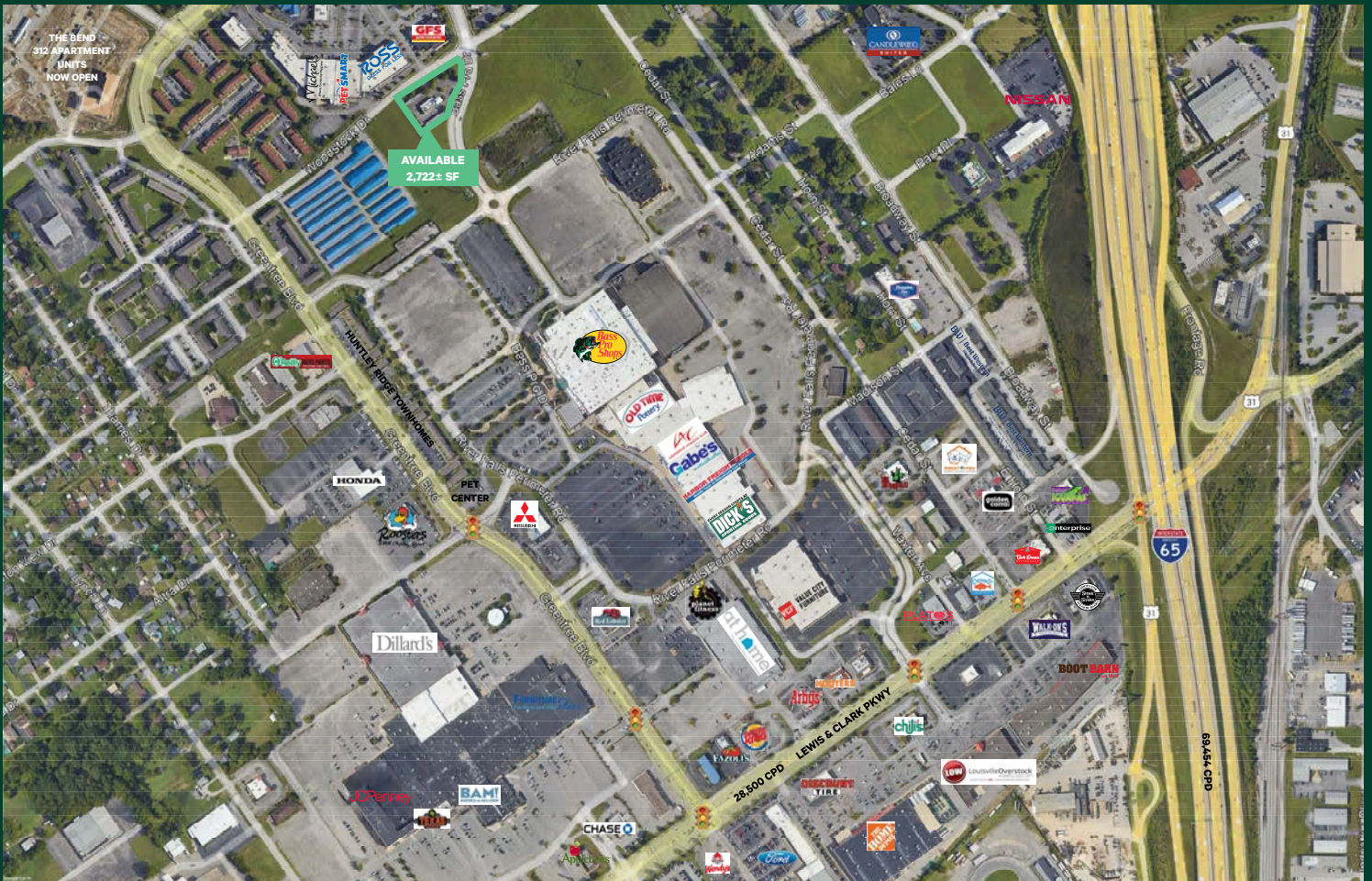
River Falls | 951 E. Lewis & Clark Pkwy | Clarksville, IN

# For Lease

## Regional Shopping Center in Southern Indiana's Primary Retail Trade Area

- + 2,722± square foot freestanding out-building available
- + 828,647± square foot regional shopping center
- + Anchored by Bass Pro Shops, a regional retail power drawing from a 50 mile radius and bringing in more than 600,000 visitors annually
- + 1.8 million visitors per year to the shopping center (Placer.ai)
- + Adjacent to Green Tree Mall, Southern Indiana's only enclosed regional mall with Dillard's, JC Penney, H&M, Books A Million and Furniture Fair
- + Situated at the Lewis & Clark Pkwy (Hwy 131) exit from Interstate 65
- + Signalized access from E. Lewis & Clark Pkwy and from Green Tree Blvd
- + Trade area includes Home Depot, Target, Best Buy, Kroger, Wal-Mart, Sam's Club, Lowes, Hobby Lobby, Burlington, Academy Sports, Hobby Lobby, At Home

2023 Estimated Demographics	Southern Indiana Trade Area
Population	189,260
Daytime Population	182,721
Average Household Income	\$87,317





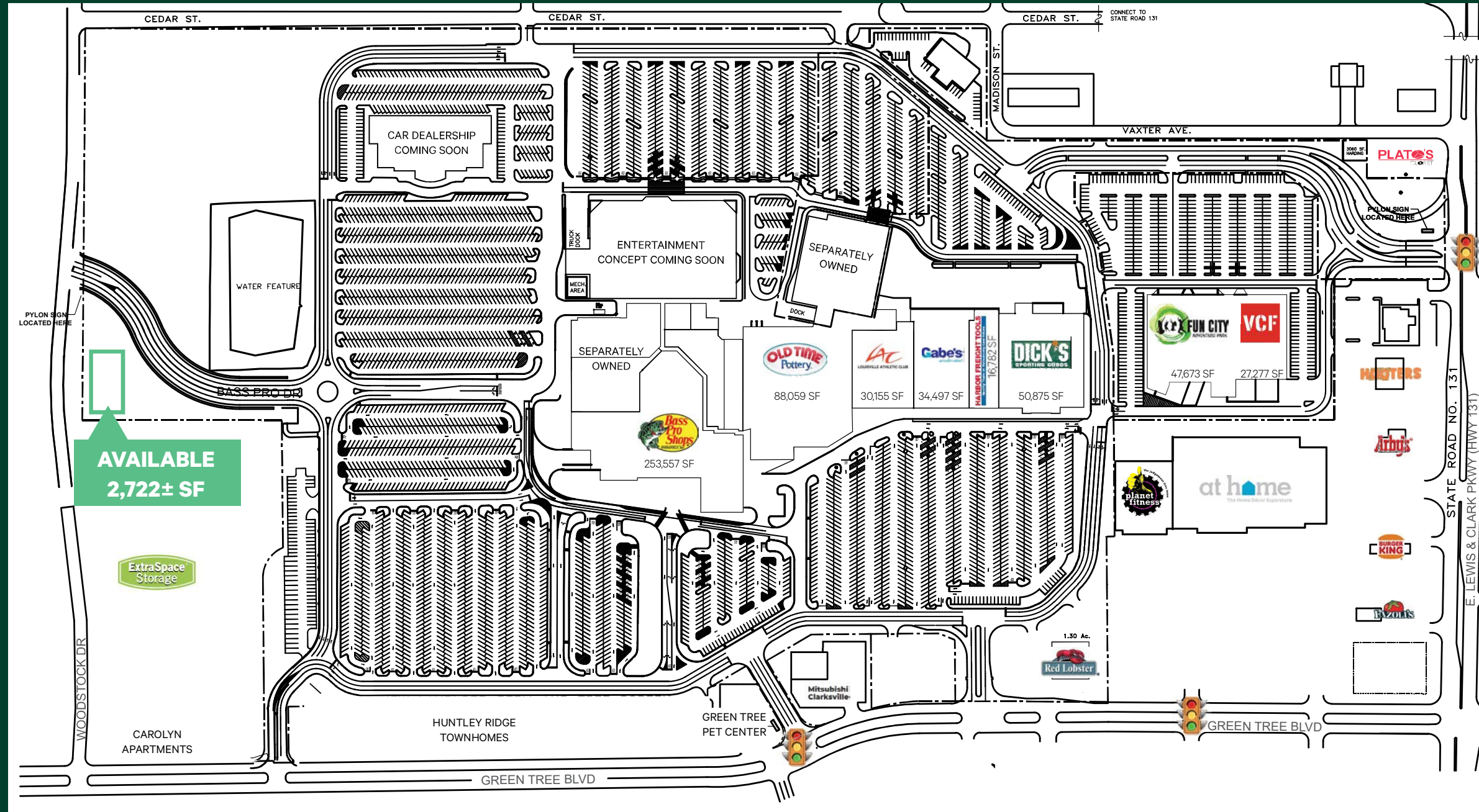




Retail Space Available

River Falls | 951 E. Lewis & Clark Pkwy | Clarksville, IN

For Lease

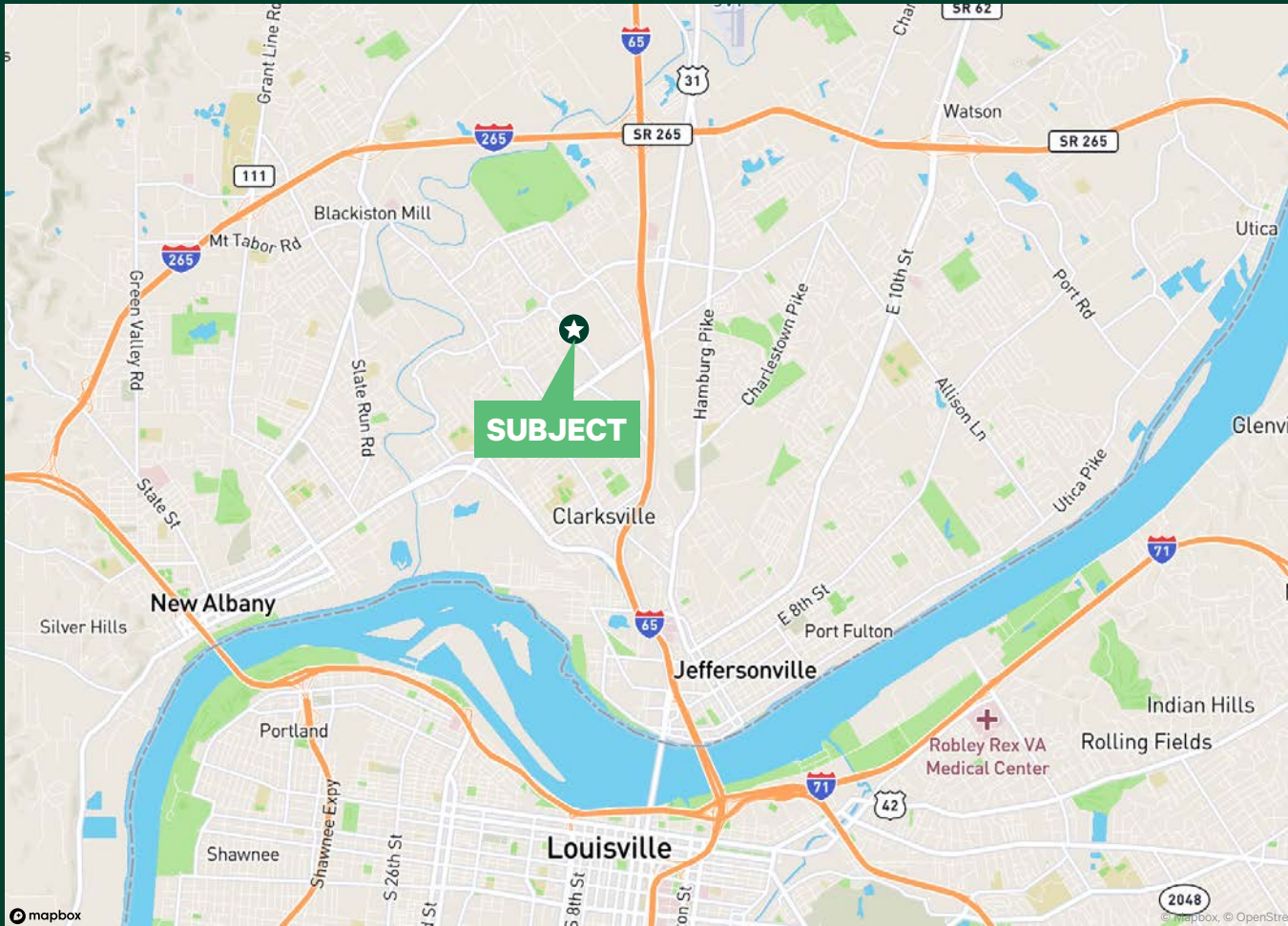




# Retail Space Available

River Falls | 951 E. Lewis & Clark Pkwy | Clarksville, IN

# For Lease



2023 Estimated Demographics	1 Mile	2 Miles	3 Miles	4 Miles
Population	7,798	23,546	60,872	109,429
Daytime Population	12,496	28,436	65,044	120,040
Average Household Income	\$57,218	\$68,493	\$72,038	\$72,314

## Contact Us

### Clay Hunt

First Vice President  
+1 502 412 7607  
clay.hunt@cbre.com

### Robert Schwartz

Senior Vice President  
+1 502 412 7606  
robert.schwartz@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.