



**FOR SALE**

# Lowe's Outparcel

**1350 Veterans Pkwy | Clarksville, IN**



**Suburban**  
STUDIOS

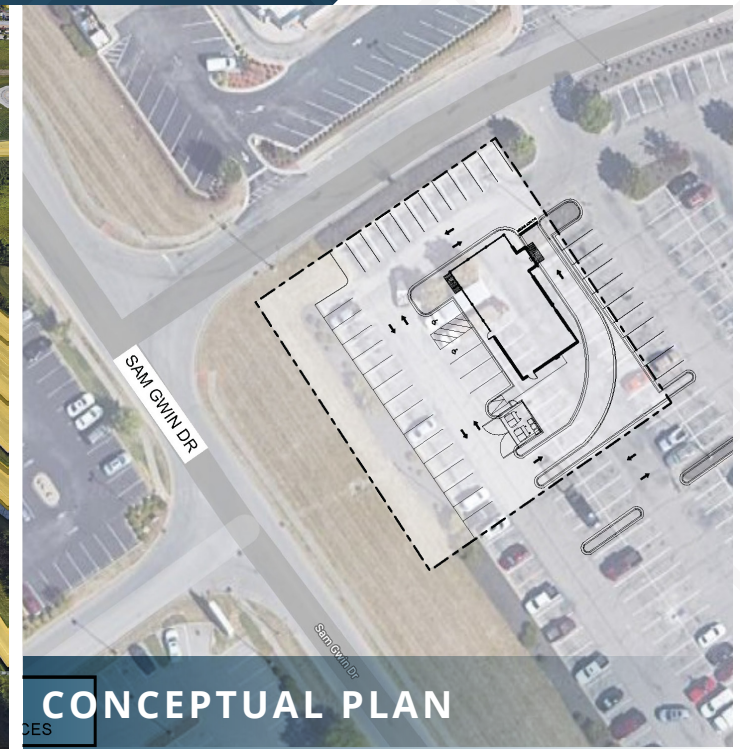
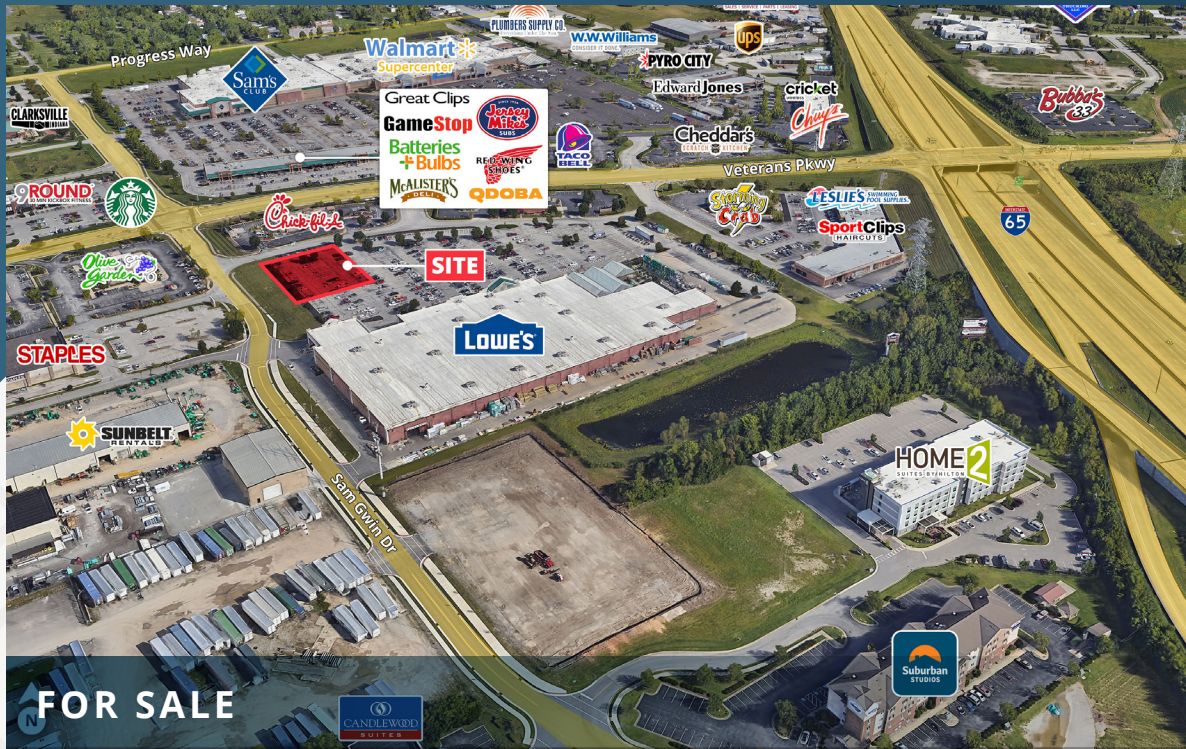


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# Executive Summary

1350 Veterans Pkwy | Clarksville, IN 47129



±0.55 AC  
Available

2,400 SF  
Building  
(conceptual plan)

32  
Parking Spaces  
(conceptual plan)

## ABOUT THE PROPERTY

- Lowe's outparcel opportunity located on Veterans Pkwy.
- Just West of I-65.
- Growing area with several major retail projects and approved developments planned along Veterans Pkwy.
- Located in the main retail hub for southern Indiana and a sub-market of Louisville, KY.

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

Veterans Pkwy  
Interstate 65  
Sam Gwin Dr

15,434 VPD  
10,954 VPD  
4,906 VPD

Year: 2023 | Source: IDOT



# Demographic Aerial

1350 Veterans Pkwy | Clarksville, IN 47129





# Demographic Highlights

1350 Veterans Pkwy | Clarksville, IN 47129

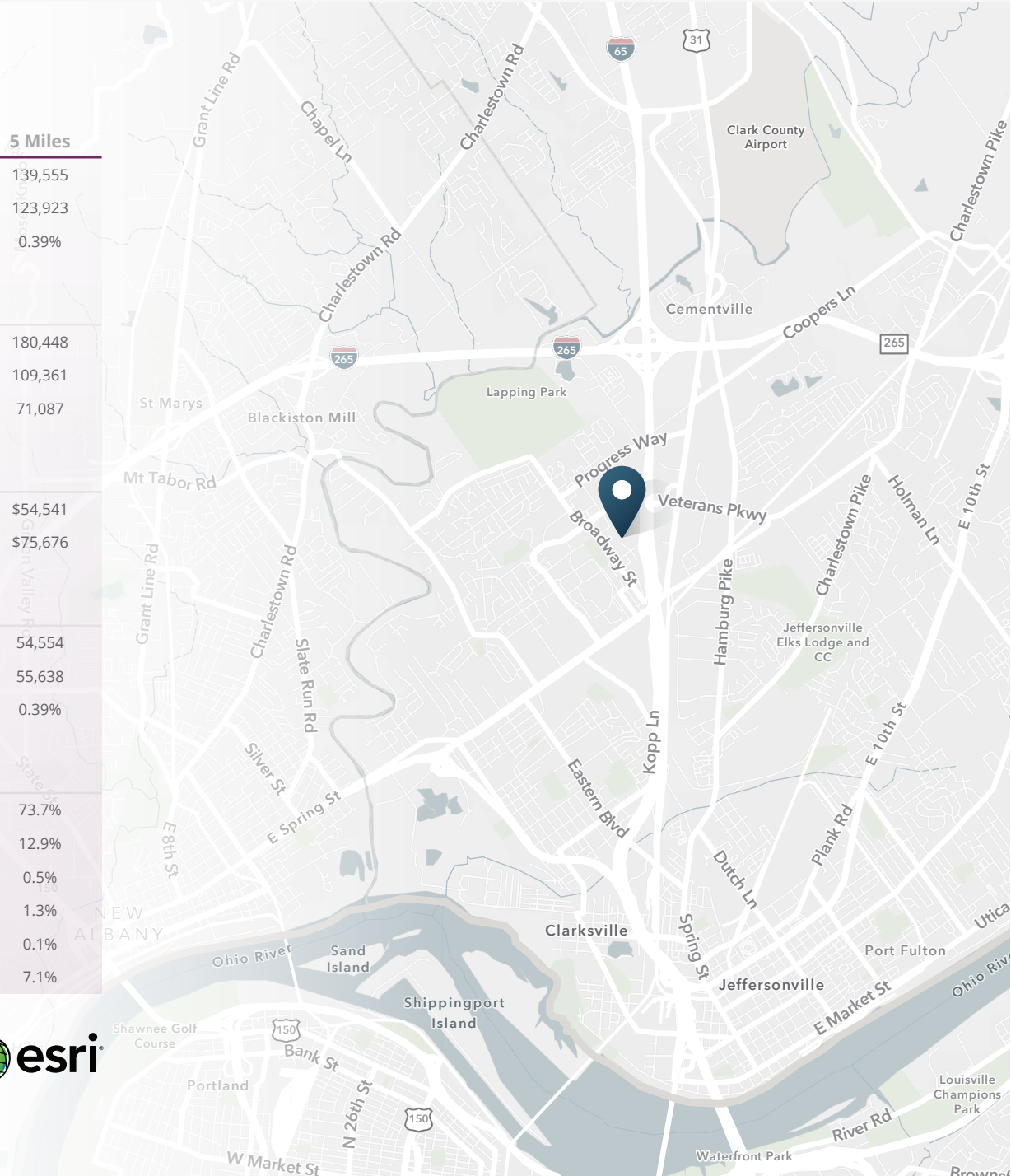


## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Population	5,053	57,286	139,555
2000 Population	4,705	49,638	123,923
2023-2028 Population: Annual Growth Rate	0.19%	0.30%	0.39%
<b>Daytime Population</b>			
2023 Total Daytime Population	12,100	57,698	180,448
Workers	8,926	29,717	109,361
Residents	3,174	27,981	71,087
<b>Income</b>			
2023 Median Household Income	\$35,674	\$54,627	\$54,541
2023 Average Household Income	\$47,892	\$74,812	\$75,676
<b>Households &amp; Growth</b>			
2023 Total Households	4,779	35,198	54,554
2028 Total Households	4,806	35,830	55,638
2023-2028 Households: Annual Growth Rate	0.11%	0.36%	0.39%
<b>Race &amp; Ethnicity</b>			
2023 White	65.3%	73.6%	73.7%
2023 Black	9.0%	10.7%	12.9%
2023 American Indian/Alaska Native	1.2%	0.7%	0.5%
2023 Asian	0.9%	1.5%	1.3%
2023 Pacific Islander	0.0%	0.1%	0.1%
2023 Hispanic Origin (Any Race)	23.2%	9.6%	7.1%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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