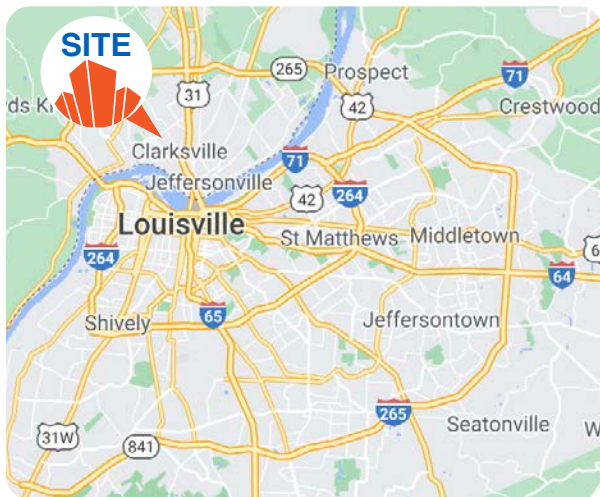




RETAIL SPACE AVAILABLE

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

JBAKER@TRIOCPG.COM

(502) 454-0911

PHIL RADCLIFF

PRADCLIFF@TRIOCPG.COM

(502) 386 5446

AERIAL




Kia Store
Clarksville

Lewis-Clark Pkwy
Lewis-Clark Pkwy

20,524 ADT

Rally's

LOCAL MD
URGENT CARE

LONG JOHN
SILVERS

KEN TIRE & AutoCare
TOWERY'S

Applegate Ln


TOYOTA
Jeff Wyler Toyota
of Clarksville

MATTRESS FIRM

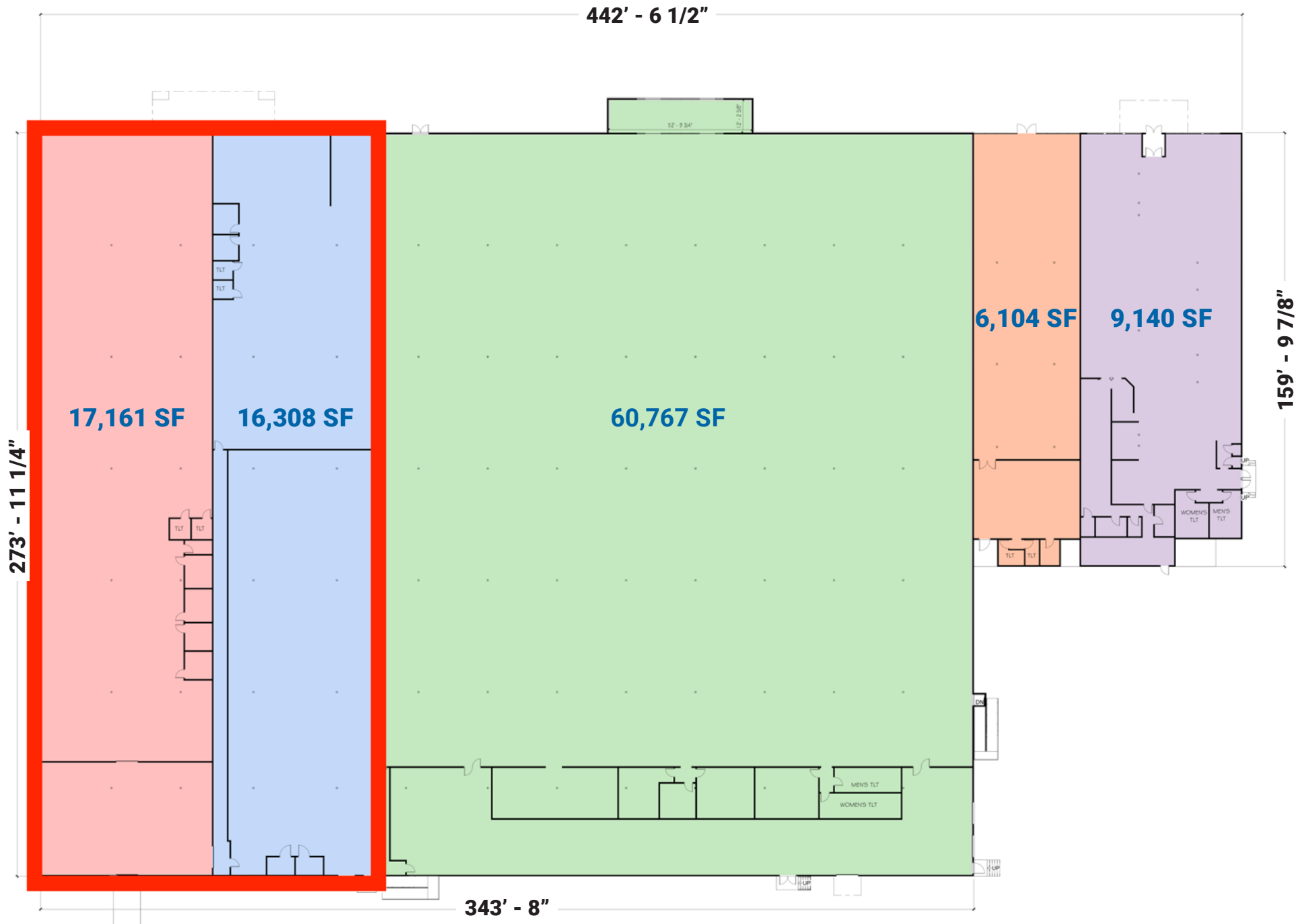
goodwill

SITE


WATSON'S

Applegate

FLOOR PLAN



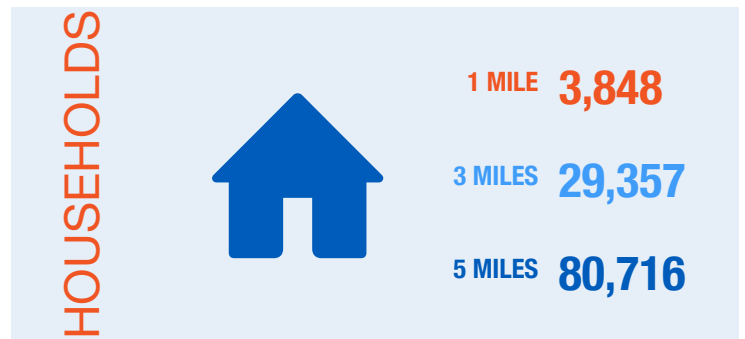
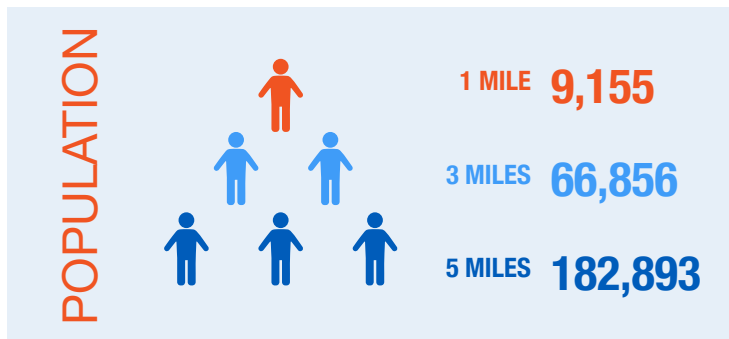
PHOTOS



PHOTOS



DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

