



# For Lease

## 36,076 s.f. retail space available

- 13,340 s.f. heated & air-conditioned; 16' x 12' drive-in door
- 22,736 s.f., one dock, one 10' x 10' drive-in door & two restrooms
- 13,340 s.f.: 42' x 145'; 45' x 145'
- 22,736 s.f.: two 45.5' x 241' bays
- 800 amps, 277/480 volt, 3 phase, 4 wire electric service
- 1" water line
- Wet sprinkler system
- 1" medium pressure gas line; 4" main
- 6' sewer line; 10" main
- Block and metal construction
- PUD zoning

Gateway Crossing  
511 Little League Boulevard  
Clarksville, Indiana 47129

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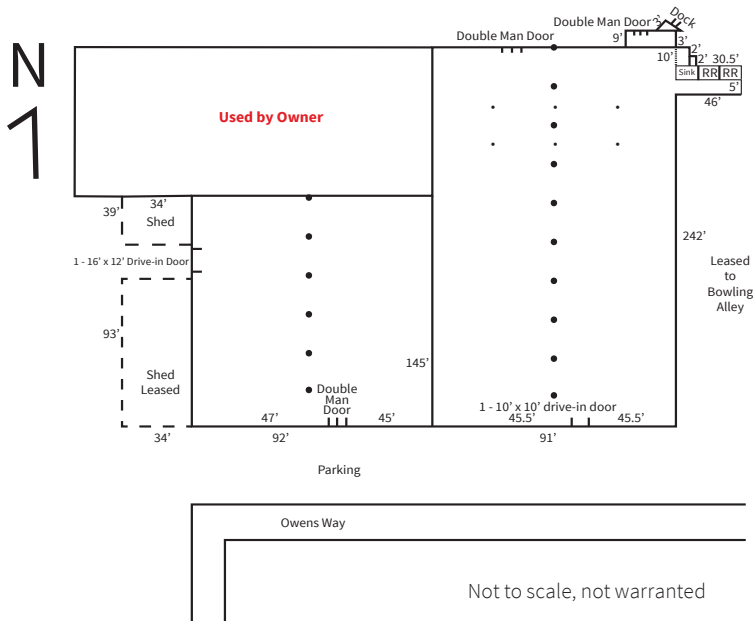
Stephen C. Lannert, SIOR, CCIM, GRI  
+1 502 394 2508  
[steve.lannert@am.jll.com](mailto:steve.lannert@am.jll.com)

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## Site plan






## Property highlights

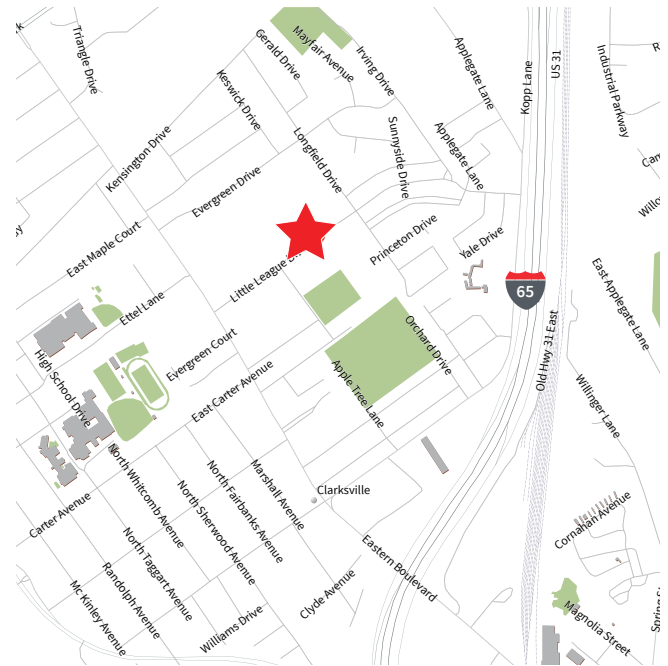
- Fluorescent lighting
- 19' clear height
- 109 parking spaces
- Located near Interstate-65
- Near several retailers and service amenities including Circle K, PNC Bank, Chase Bank, Subway and Little Caesar's

## Retail demographics

	 Total Population	 Total Households	 Average HH Income
1 mile radius	7,321	3,192	\$50,492
3 mile radius	62,646	26,876	\$55,711
5 mile radius	196,459	84,163	\$57,087

	 Median Age	 Total Daytime Employees	 Total Consumer Spending
1 mile radius	37.7	6,861	\$92.0 M
3 mile radius	39.3	37,845	\$853.1 M
5 mile radius	38.2	196,958	\$2.8 B



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