

5927 Highway 31 E
CLARKSVILLE, IN 47129
MARKETING PRESENTATION



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SERVICES





DISCOVER A PRIME VACANT LOT
ON THE BUSTLING HIGHWAY 31 IN
CLARKSVILLE, INDIANA.



OVERVIEW

Discover a Prime Vacant Lot on the Bustling Highway 31 in Clarksville, Indiana. This gem of a property is an ideal location for your small business, offering immense potential and unparalleled exposure in a high-traffic area.

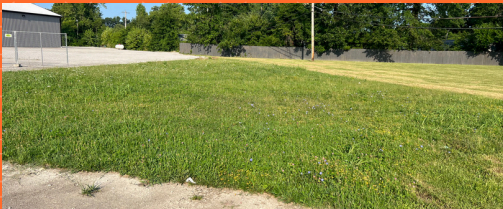
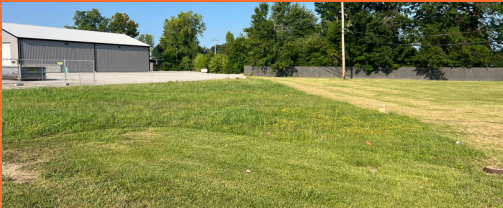
Key Features: **Unbeatable Location:** Situated on the highly sought-after Highway 31, your business will benefit from a constant flow of potential customers and passersby. **Proximity to Local Amenities:** With nearby access to popular stores and the Clark County Airport, your business will thrive with increased footfall and easy accessibility. **Unlimited Potential:** The spacious lot provides a blank canvas for your business vision, allowing you to design and build the perfect space tailored to your needs. **High Visibility:** Capitalize on the constant stream of traffic passing by daily, ensuring your business receives maximum exposure and potential clientele. **Booming Business Hub:** Clarksville is a dynamic and vibrant community, making it the perfect place to set up shop and cater to the needs of the local population and beyond. Don't miss out on this incredible opportunity to establish your business in a prime location with immense growth potential. Act now and secure your future success. Contact us today to schedule a visit to this remarkable lot on Highway 31 in Clarksville, Indiana. Your business dreams await!



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COMMERCIAL PROPERTIES



LIST REPORTS

 5927 US 31, CLARKSVILLE, IN 47129

AREA
REPORT

CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **2 miles**.



GAS



MEDICAL



GYM



ATM



COFFEE



0.2
MILES

0.8
MILES

1
MILE

1.4
MILES

1.6
MILES



CLEANERS



MOVIE THEATER



GROCERIES



PHARMACY

2.4
MILES

2.4
MILES

2
MILES

1.8
MILES

 ListReports

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OUTDOOR
REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE HIDDEN CREEK GOLF CLUB	1.3 MILES
	HIKING FALLS OF THE OHIO STATE PARK	5.4 MILES
	PARK WATERFRONT PARK	6.3 MILES
	DOG PARK NEW ALBANY DOG PARK	7.9 MILES


WITHIN
10 MILES

17
GOLF
COURSES

9
PARKS

1
HIKING

2
DOG
PARKS

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SCHOOL
REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **7** private schools and **1** charter school within **5** miles.



 ListReports

©2023 ListReports. School data is provided by Great Schools, ATOM Data Solutions and other sources. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

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FOOD
REPORT



NEIGHBORHOOD EATS

This home is located near **40** moderately priced restaurants and has an **average** variety of cuisines.

43



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	8
FAST FOOD	6
PIZZA	5
ASIAN	5
MEXICAN	4
STEAKHOUSES	3
INTERNATIONAL	3
ITALIAN	2
SEAFOOD	2
OTHER	2

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Listed By



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