



CURRENT812 RESTAURANT & OFFICE/RETAIL SPACE

1501 Main Street, Clarksville, IN 47129

DENTON FLOYD
REAL ESTATE GROUP

CURRENT812 OVERVIEW

- Current812 is a 200-unit, luxury apartment and mixed-use development in Clarksville, IN with approximately 14,000 square feet of commercial space, including 1st floor retail/office and 3rd floor restaurant space with a 4th floor bar and patio, with both floors overlooking the Ohio River and Louisville skyline.
- The development is outfitted with Class A amenities, including a resort-style heated pool, gourmet grilling stations, fire pits, clubhouse, express market, state-of-the-art fitness center, yoga studio, coffee bar, EV charging stations, bike repair, pet spa and dog park, and a fifth-floor resident pavilion with panoramic views of both Downtown Louisville and the Ohio River.
- Current812 is part of the south Clarksville redevelopment project that will feature 800 units on 80 acres
- Clarksville has seen tremendous job and economic growth, especially with the impact of the 6000-acre River Ridge Commerce Center development, including 1.2M square feet dedicated to Amazon
- Current812 is located directly off I-65 less than 10 minutes from downtown Louisville.

PROPERTY OVERVIEW

ADDRESS:	1501 MAIN STREET
CITY, STATE, ZIP:	CLARKSVILLE, IN 47129
PROPERTY TYPE:	LUXURY MIXED-USE
TOTAL ACREAGE:	2.06
STORIES:	5 STORIES
APARTMENT UNITS:	200
TOTAL SQUARE FOOTAGE:	252,783
MONTHLY APARTMENT RENT	\$1,400- \$3,000
1ST FLOOR RETAIL/OFFICE SPACE	8,210 SF \$24.00 PSF/YEAR BASE RENT
RESTAURANT/BAR SPACE	3 RD FLOOR- 3,964 SF 4 TH FLOOR- 1,392 SF \$26.00 PSF/YEAR BASE RENT



CLARKSVILLE



BOLT + TIE
96 Units + Office + Retail Space



WATER TOWER SQUARE

DENTON FLOYD
REAL ESTATE GROUP
SITE

65K ADT

100K ADT

DOWNTOWN JEFFERSONVILLE

1501 Main Street, Clarksville, IN 47129



THORNTONS

THE WALCOTT APARTMENTS

BIG FOUR STATION



COLSTON PARK RESIDENTIAL LOFTS

FIRST SAVINGS FINANCIAL GROUP INC

NORTH SHORE OFFICE PARK

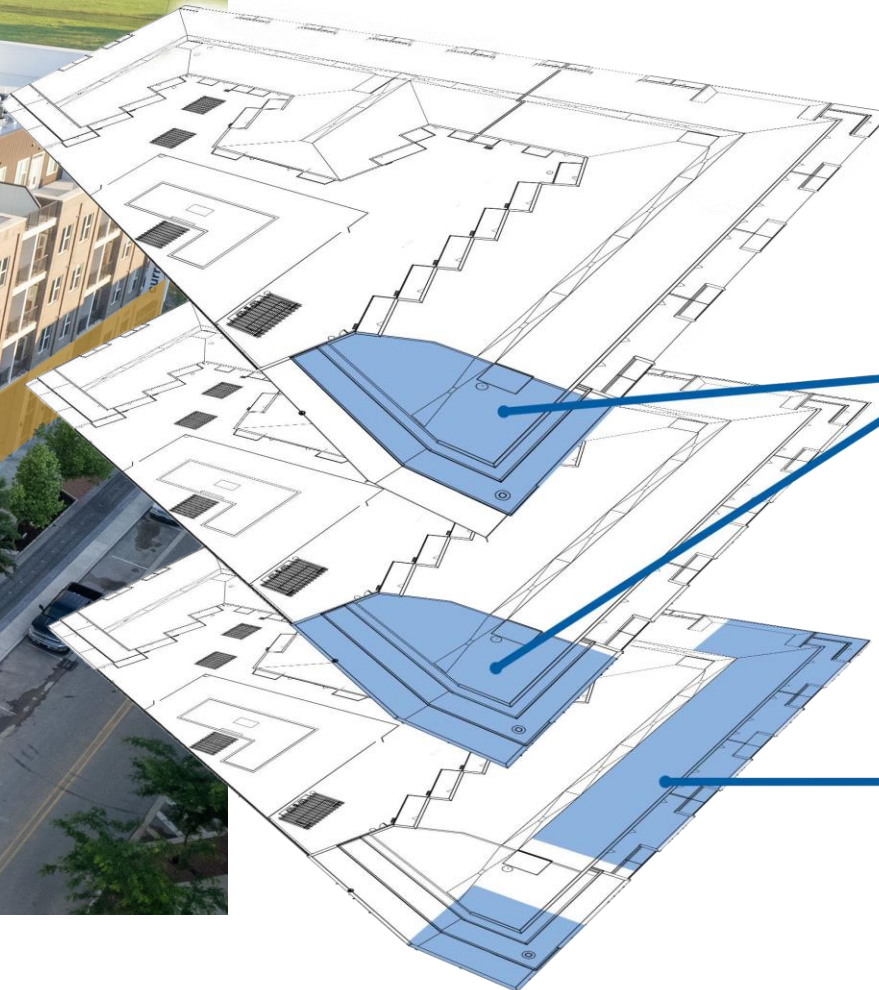
HAWTHORN SUITES BY WYNDHAM



THE HARBOURS CONDOMINIUMS



SITE PLAN



4TH FLOOR BAR SPACE
1,392 SF AVAILABLE

3RD FLOOR RESTAURANT SPACE
3,964 SF AVAILABLE

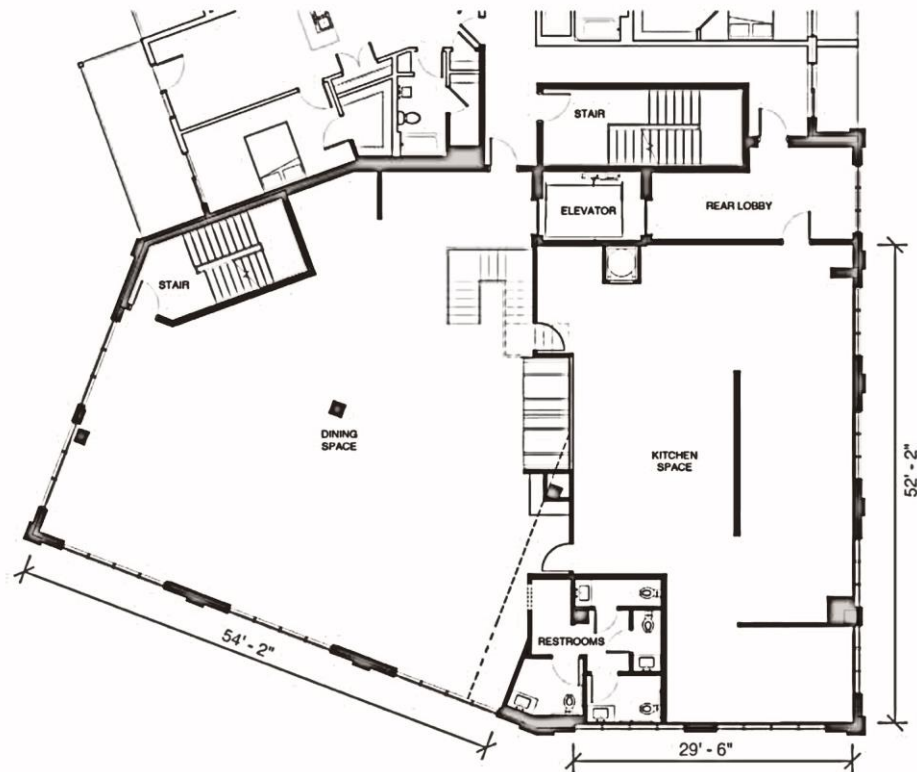
1ST FLOOR RETAIL SPACE
8,210 SF AVAILABLE

SITE PLAN

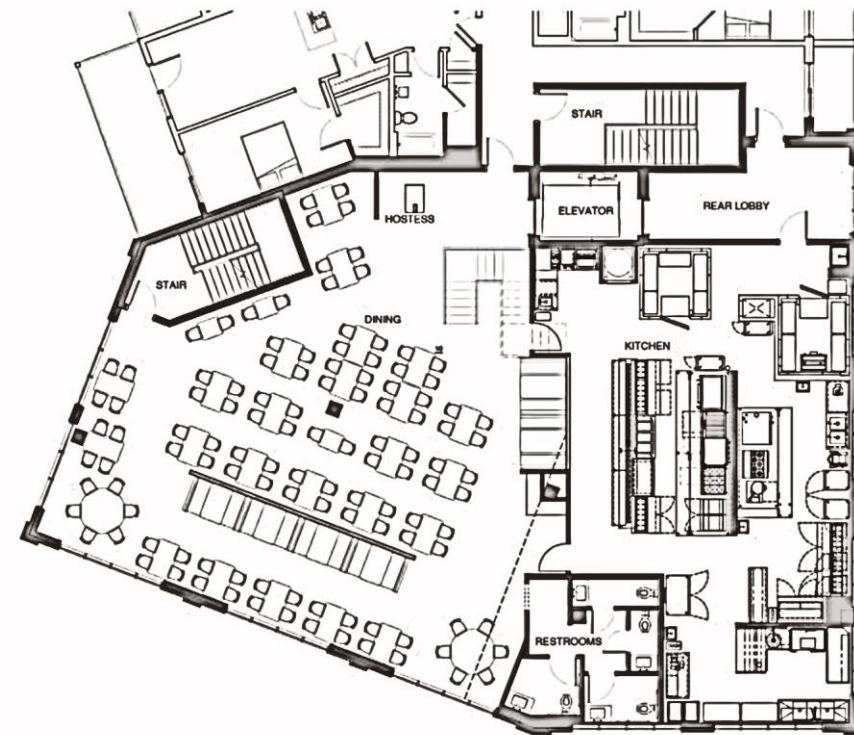


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RESTAURANT FLOOR PLANS



3RD FLOOR
RESTAURANT SHELL SPACE



3RD FLOOR
POTENTIAL RESTAURANT LAYOUT
114 SEATS SHOWN

RESTAURANT RENDERINGS



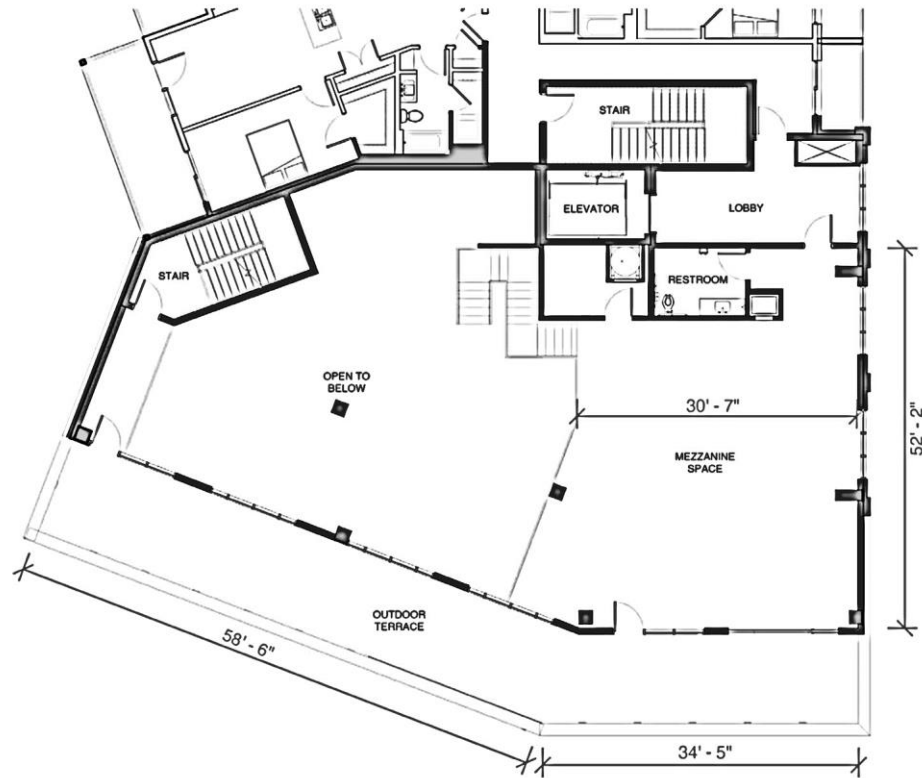
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RESTAURANT NIGHT VIEWS

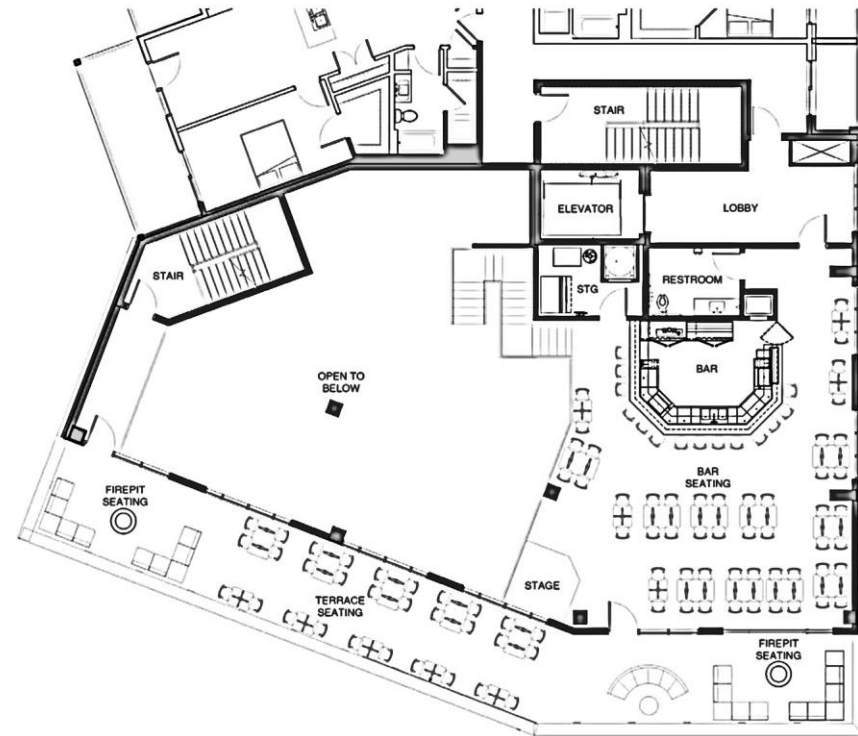


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BAR FLOOR PLANS

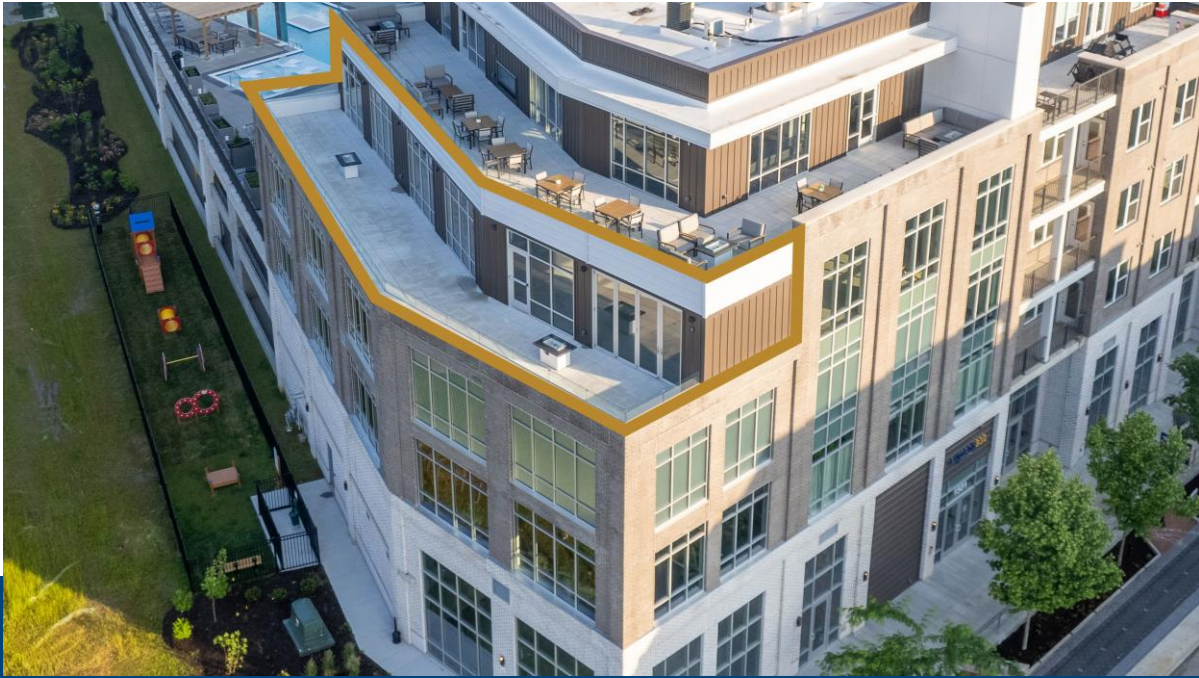


4TH FLOOR
BAR SHELL SPACE



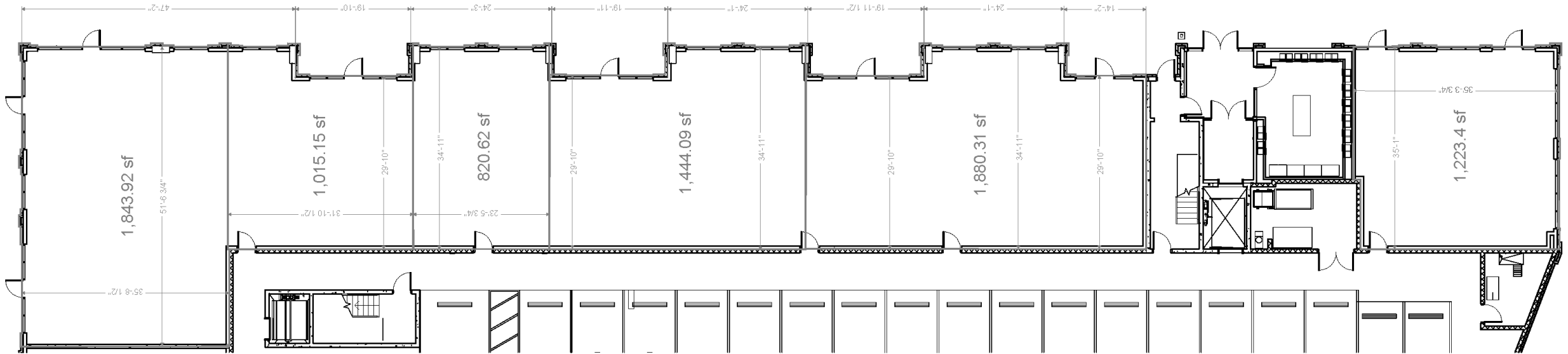
4TH FLOOR
POTENTIAL BAR LAYOUT
64 INDOOR & 57 OUTDOOR SEATS SHOWN

BAR AREA



RETAIL SPACE FLOOR PLAN

1ST FLOOR RETAIL SPACE



RETAIL SPACE



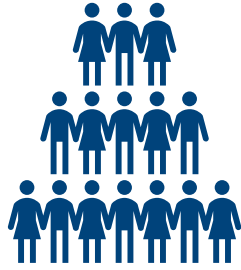
DEMOGRAPHICS

POPULATION

1 MILE: 2,595

3 MILES: 89,040

5 MILES: 255,031



HOUSEHOLDS

1 MILE: 1,278

3 MILES: 41,330

5 MILES: 111,834



BUSINESSES

1 MILE: 853

3 MILES: 7,203

5 MILES: 13,313



EMPLOYEES

1 MILE: 14,395

3 MILES: 119,608

5 MILES: 190,531

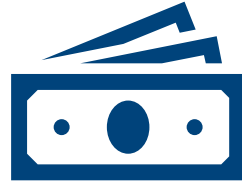


MEDIAN HOUSEHOLD INCOME

1 MILE: 45,751

3 MILES: 52,859

5 MILES: 66,692



TRAFFIC COUNTS

2ND STREET BRIDGE
65,500 ADT

I-65
100,000 ADT



PLANNED SOUTH CLARKSVILLE DEVELOPMENT



THE SOUTH CLARKSVILLE AREA will be a lively, prosperous and exciting place to live, work, and visit - **A VIBRANT, WALKABLE, MIXED-USE DISTRICT** that serves as Clarksville’s downtown. It will be a **SHOWPIECE OF SOUTHERN INDIANA AND THE GREATER LOUISVILLE AREA** that contributes to the Town of Clarksville’s character and economy.



- RIVERFRONT PARK**
± 247,000 SF
- RENTAL APARTMENTS**
± 800 UNITS
- RETAIL/RESTAURANT**
± 280,000 SF
- PARKING**
± 3,400 SPACES
- FULL-SERVICE HOTEL**
± 150 ROOMS
- ZONING**
CLARKS LANDING MIXED ZONE USE

PLANNED SOUTH CLARKSVILLE DEVELOPMENT

SITE ONE (THE GEORGE) – 2025 CONSTRUCTION START

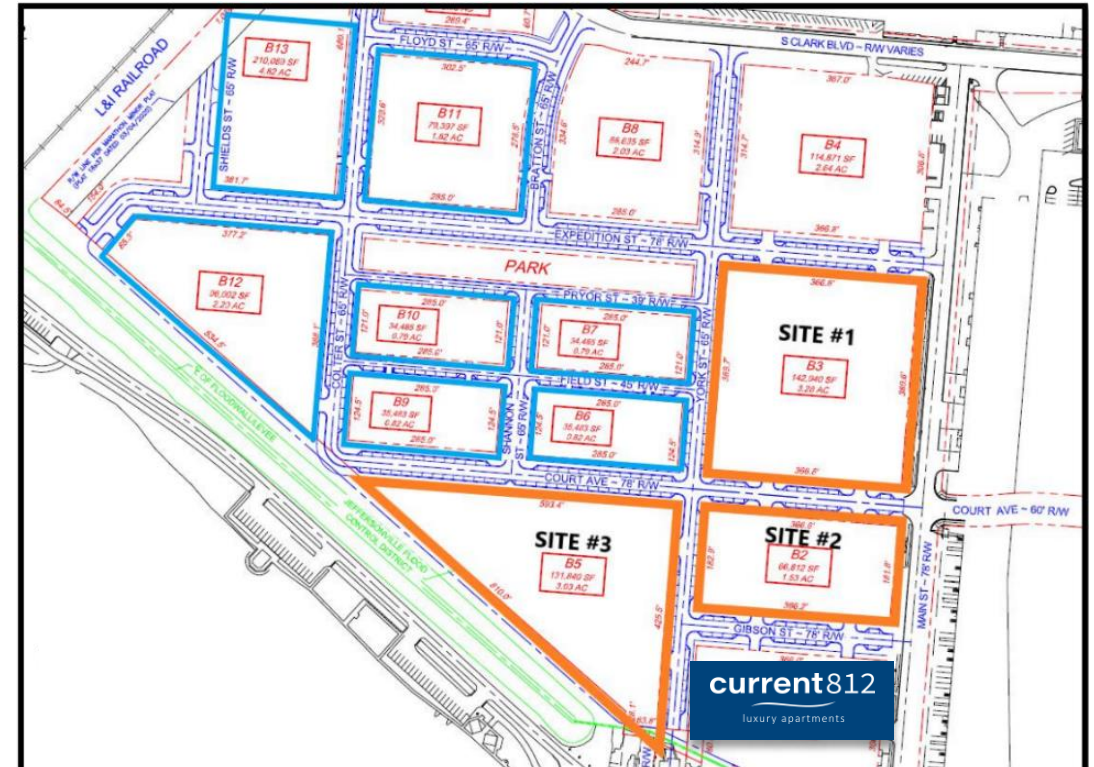
- 192 Class A Residential Units
- Class A Retail - 10,300 sq ft
- Acreage - 1.53

SITE TWO – 2026 CONSTRUCTION START

- 270 Class A Residential Units
- Class A Retail - 15,000 sq ft
- Acreage - 3.28
- Parking Deck to serve The George and Site Two

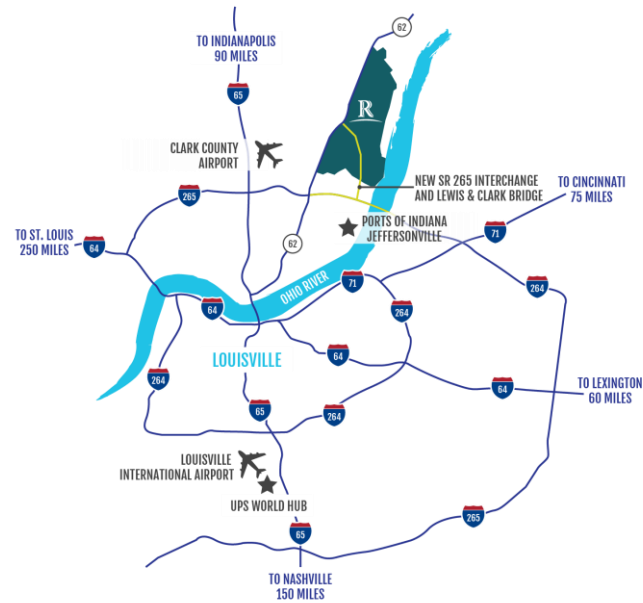
SITE THREE – 2027 CONSTRUCTION START

- 198-Room Luxury Hotel
- Acreage - 3.03
- Parking Lot to Serve The George (parking construction to occur alongside The George)



RIVER RIDGE COMMERCE CENTER

- \$43.2 Million: Tax Revenue Generated for State and Local Entities
- \$2.5 Billion Economic Output of River Ridge
- \$15 Million Capital Improvements
- \$73 Million Invested by Private Developers in Construction Projects
- \$1.12 Billion + In Added Economic Value
- 18,000 Regional Jobs Supported by River Ridge
- 10,400 Employed Individuals Onsite





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DENTON FLOYD REAL ESTATE GROUP

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