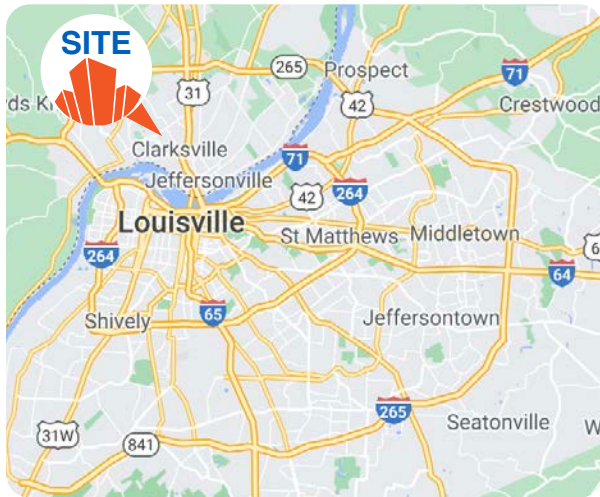




RETAIL SPACE AVAILABLE

706 E Lewis & Clark Pkwy | Clarksville, IN 47150



LEASE RATE: \$9/SF NNN 26,000 SF± AVAILABLE

- 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

20,524 ADT

Lewis-Clark Pkwy
Lewis-Clark Pkwy

 Volkswagen
of Clarksville

Vendors'
Village

OLLIE'S
GOOD STUFF CHEAP

XTREMENASUM

SITE

**NEW CHINA
BUFFET**

 **H&R BLOCK**

Triangle Dr

SITE PLAN



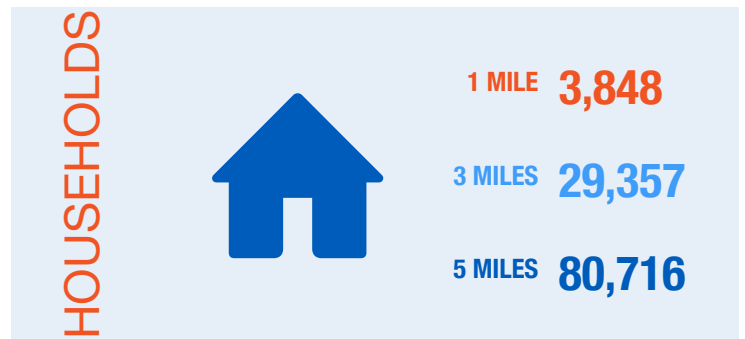
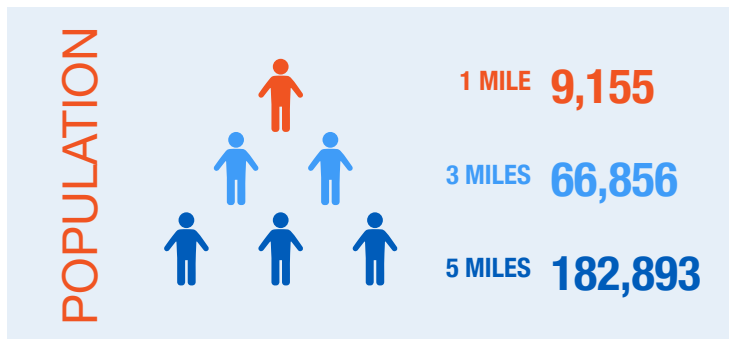
[1] OLLIE'S	[2] XTREMENASIUM	[3] AVAILABLE	[4] HEALTH TRACK RX	[5] HEALTH TRACK RX	[6] CHINA BUFFET	[7] LUCKY 7	[8] SPICELAND	[9] COSMIC CUTS	[10] H&R BLOCK	[11] HEALTH TRACK RX	[12] HEALTH TRACK RX
30,000 SF	21,353 SF	26,277 SF	3,650 SF	3,530 SF	4,800 SF	1,800 SF	2,640 SF	1,600 SF	1,600 SF	9,680 SF	15,000 SF

*Site plan is a representation of the property with the number of units, parking spots and relative size of both. It does not show the absolute exact size of the units relative to the other spaces of the exact number of parking spots.

PHOTOS



DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

