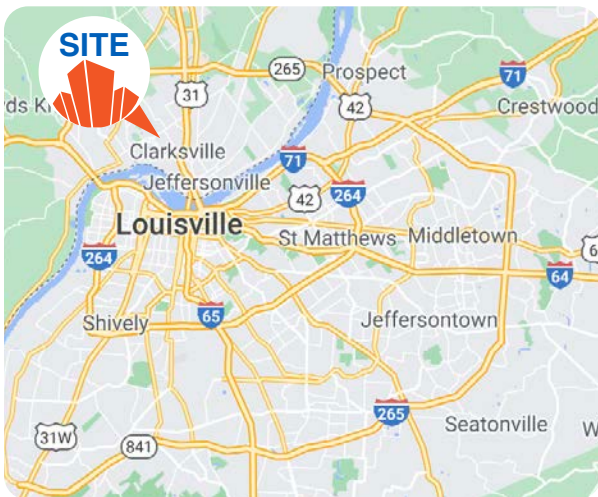




RETAIL SPACE AVAILABLE

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
PHIL RADCLIFF

JBAKER@TRIOCPG.COM
PRADCLIFF@TRIOCPG.COM

(502) 454-0911
(502) 386 5446

AERIAL



Walmart
Taco Bell
Cheddar's
Great Clips
QDOBA
Mile High
SUBWAY
santitas
cricket

MENARDS
Popeyes
Santitas
Calumet
Hill Country
Fred's Discounters

OUTBACK
Taco Bell
FIRST WATCH
Starbucks
sleep number

TARGET
BEST BUY
Starbucks
JOANN
Kirklands
DQ
ME
OLD NAY
LANE BRYANT

Aaron's
ROSS
WILLIAMS-SOFT
PETSMART
Michaels
Pizza Hut
verizon

at home
VCF
HUGO BOSS
Arby's

TESS
GNC
Foot Locker
SHOE
claire's
maurices
JCPenney
Dillard's
AMERICAN EAGLE
AEROPOSTALE
BAM! CHASE
rue21
HOT TOPIC

Kroger
PAPA JOHN'S
Smoothie King
AutoZone

LOWE'S
Wawa
IHOP
Staples
SportClips

BOAT BARN
DISCOUNT TIRE
WALKERS

WATSON'S
Rally's
LOCAL MD
FIFTH THIRD BANK
MATTRESS FIRM
TOWERS
LONG JOHN SILVER'S

benefit
McDonald's
TJ-maxx
carter's
petco
DOLLAR TREE
ULTA
HomeGoods
FIVE BE'W
HOBBY LOBBY
Academy
SALLY BEAUTY
SHOE CARNIVAL



AERIAL

20,524 ADT

Lewis-Clark Pkwy



Volkswagen
of Clarksville

Vendors' Village

OLLIE'S
GOOD STUFF CHEAP



NEW CHINA
BUFFET



H&R BLOCK

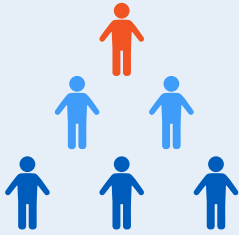
Triangle Dr

PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **9,155**
3 MILES **66,856**
5 MILES **182,893**

HOUSEHOLDS



1 MILE **3,848**
3 MILES **29,357**
5 MILES **80,716**

BUSINESSES



1 MILE **454**
3 MILES **2,683**
5 MILES **10,183**

EMPLOYEES



1 MILE **4,773**
3 MILES **31,213**
5 MILES **127,728**

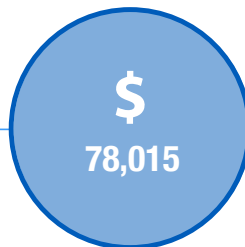
AVERAGE HOUSEHOLD INCOME



1 MILE

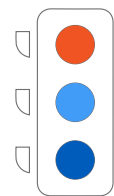


3 MILES



5 MILES

TRAFFIC COUNTS



E LEWIS & CLARK PKWY
20,524 ADT

I-65
90,252 ADT

