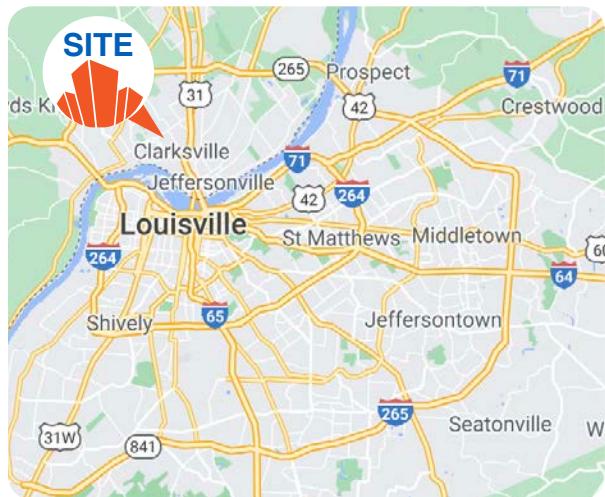




## RETAIL SPACE AVAILABLE

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**

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[PRADCLIFF@TRIOCPG.COM](mailto:PRADCLIFF@TRIOCPG.COM)

(502) 454-0911  
(502) 386 5446

# AE<sup>RIAL</sup>



AERIAL

20,524 ADT



Volkswagen  
of Clarksville

Lewis-Clark Pkwy

Lewis-Clark Pkwy

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

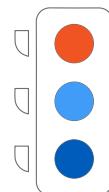


3 MILES



5 MILES

## TRAFFIC COUNTS



**E LEWIS & CLARK PKWY**  
20,524 ADT  
**I-65**  
90,252 ADT

