

# 1.1 AC HARD CORNER LOT AVAILABLE

## CLARKSVILLE'S REGIONAL RETAIL CORRIDOR

### SMALL SHOP, GROUND LEASE OR BTS OPPORTUNITY



943 E. Lewis & Clark Pkwy, Clarksville, IN 47219



### PROPERTY HIGHLIGHTS:

- Prime hard corner at the signalized intersection of E. Lewis & Clark Pkwy and Vaxter Ave
- Regional retail corridor anchored by Green Tree Mall and River Falls Shopping Center anchors include Bass Pro Shops, Dick's, Gabe's, At Home, Value City Furniture, Dilliard's, and JCPenney's
- Site is situated at the signalized entrance of River Falls Shopping Center
- Lewis & Clark Pkwy has over 29,200 VPD
- Ground Lease, Build-to-suit or small shop leasing Opportunities with Drive-thru Capabilities
- Pylon sign available



CONTACT:

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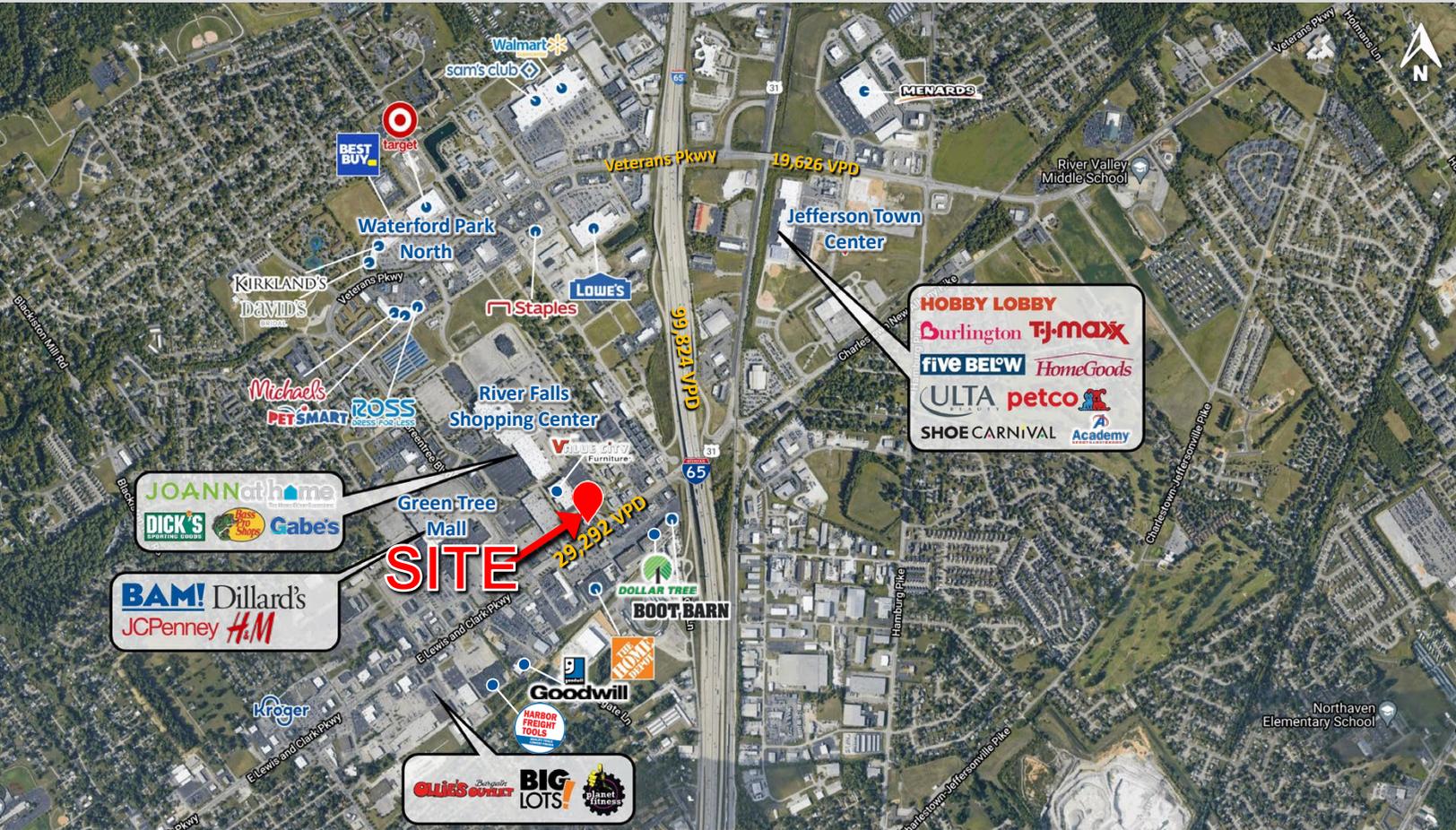
**BTS OR  
GROUND LEASE**

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1.1 ACRES | SMALL SHOP, GROUND LEASE OR BTS

MARKET  
AERIAL



DEMOGRAPHICS	 1 MILE	 3 MILE	 5 MILE
Population:	6,401	60,422	162,214
Households:	2,678	25,893	68,576
Avg. HH Income:	\$54,553	\$64,121	\$61,820
Daytime Pop:	9,811	52,344	195,349

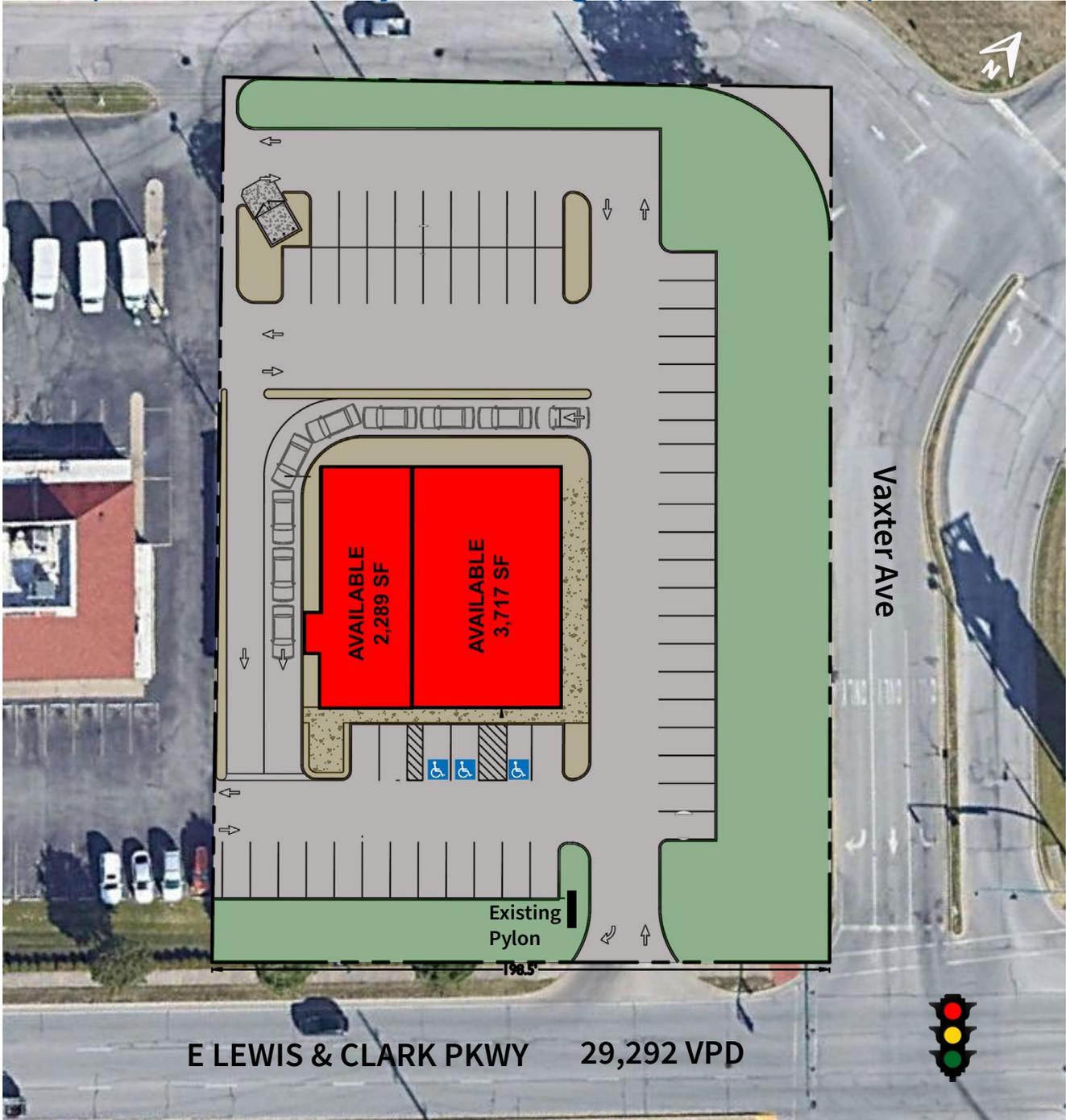
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SITE  
PLAN

1.1 Acre Lot

Example Site Plan - Subject to change per Tenant's requirement



**CHAINLINKS**  
RETAIL ADVISORS

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

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