# VETERANS CROSSING

## 1,950 - 3,500 SF Available For Lease

VERITAS REALTY




FOR LEASE

**1225 Veterans Parkway, Clarksville, IN 47129**


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**PROPERTY OVERVIEW**

## RETAIL SPACE AVAILABLE:

- 1,950 SF coming available
- 3,500 SF endcap pending

## PROPERTY HIGHLIGHTS:

- Positioned in the dynamic Clarksville trade area
- Just west of I-65, with 104,00 cars per day
- Located at the stoplight of Veterans Parkway & Sam Gwin Dr and highly visible to over 22,385 CPD
- Strong co-tenacy with Starbucks, Sleep Number, CAVA, Chillburger, Teriyaki Madness, The Joint, and Smoothie King
- Near Target, Wal-Mart, Sam's Club, Lowe's,

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Population: | 7,719 | 59,464 | 140,791 |
| Households: | 3,097 | 23,315 | 60,552 |
| Daytime Pop: | 8,707 | 40,231 | 130,288 |
| Avg. HH Income: | $57,586 | $88,178 | $84,333 |

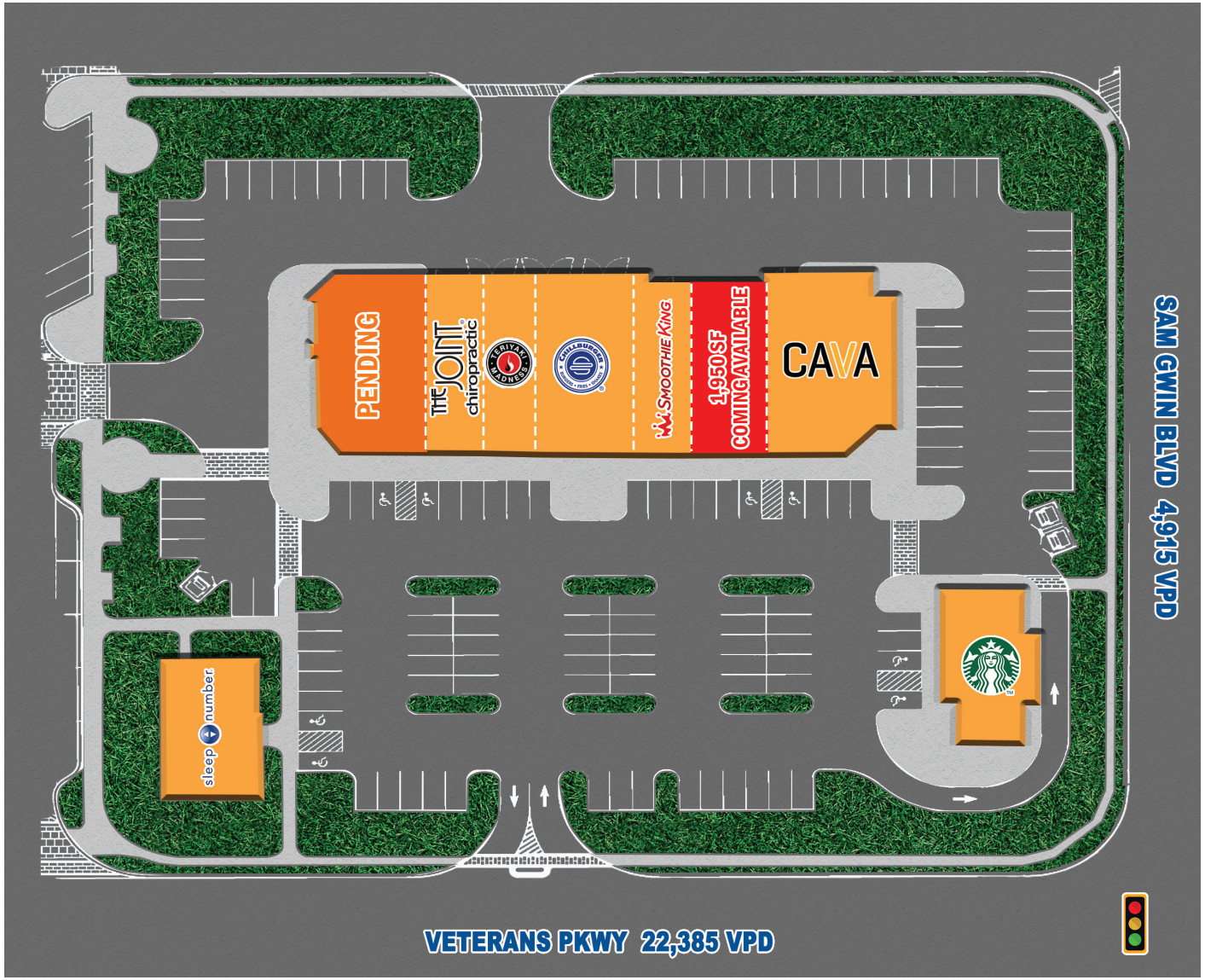





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## SITE PLAN




### TENANT ROSTER

| UNIT | TENANT | SQFT |
|---|---|---|
| OUTPARCEL | Starbucks | 2,400 |
| 100 | PENDING | 3,500 |
| 200 | The Joint Group | 1,300 |
| 300 | Teriyaki Madness | 1,425 |
| 400 | Chillburger | 2,500 |
| 500 | Smoothie King | 1,377 |
| 600 | COMING AVAILABLE | 1,950 |
| 700 | CAVA | 2,800 |

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## MARKET AERIAL




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**CENTER PHOTOS**







