

For Sale or Lease

CBRE

Retail Property

Now Available

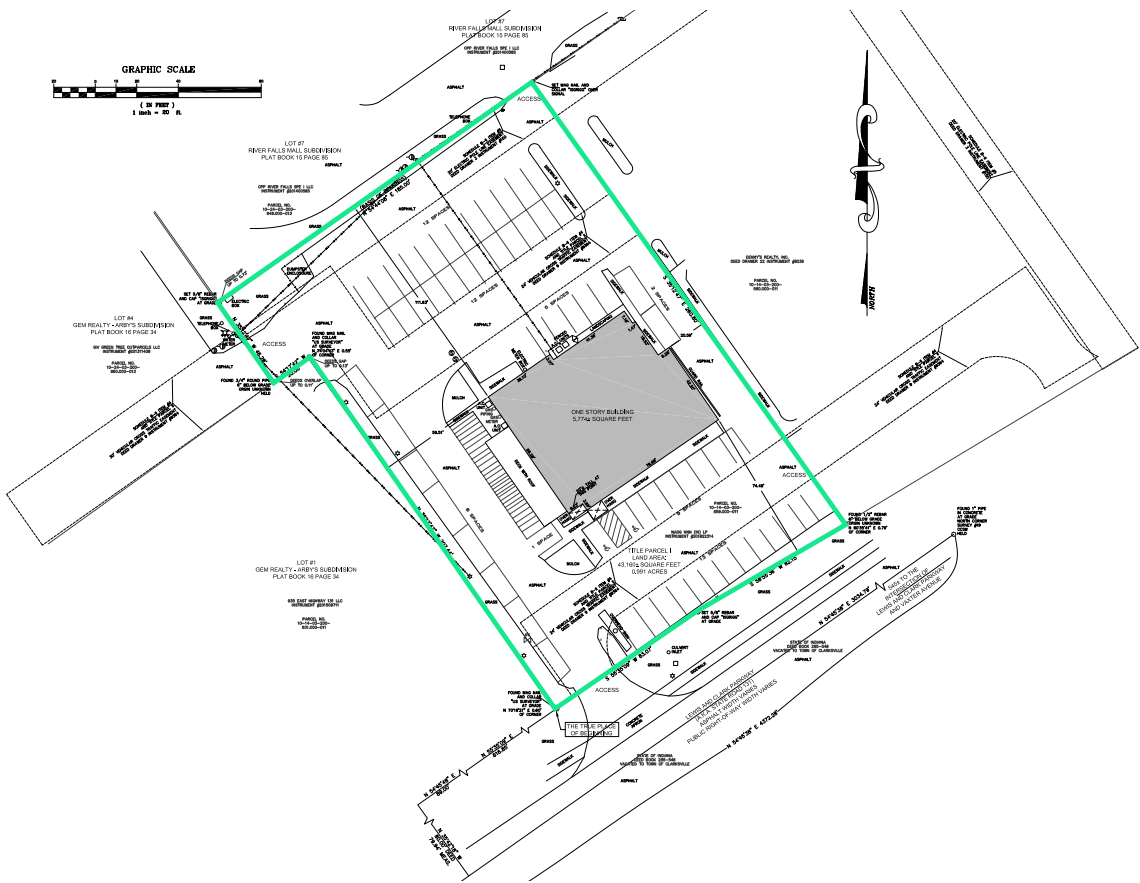
941 E. Lewis & Clark Parkway | Clarksville, Indiana 47129



Property Overview

- 5,774± square foot freestanding building available
- 0.99± acre
- Situated in front of River Falls, which includes Bass Pro Shops, Gabe's and Louisville Athletic Club
- Adjacent to At Home, Fazoli's, Burger King & Arby's
- Great visibility and access from E. Lewis & Clark Pkwy
- Existing pylon sign on site, visible from I-65
- Located in the primary retail trade area for Southern Indiana near Green Tree Mall, Kroger, Target, Lowe's, Walmart & Sam's Club
- E. Lewis & Clark Pkwy traffic count: 28,500 CPD





2025 Estimated Demographics

	1 Mile	2 Miles	3 Miles	4 Miles
Population	6,555	27,634	61,180	109,423
Daytime Population	11,131	31,014	66,531	110,024
Average Household Income	\$73,271	\$80,354	\$79,079	\$81,066

Contact Us

Bryan Schwartz
Senior Associate
+1 502 412 7635
bryan.schwartz@cbre.com

Clay Hunt
First Vice President
+1 502 412 7607
clay.hunt@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.