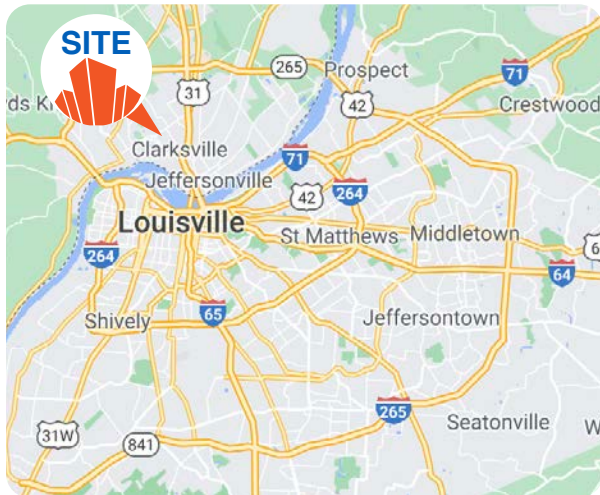




RETAIL SPACE AVAILABLE

750 E Lewis & Clark Pkwy | Clarksville, IN 47150



LEASE RATE: ASK AGENT

STE 1: 16,308 – 33,469 SF± AVAILABLE

STE 2: 6,104 SF± AVAILABLE

- Situated on 7.33 Acres – Ample parking and site flexibility
- High-visibility location on E Lewis & Clark Parkway (Hwy 131)
- Excellent traffic counts (**26K+ 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

PHIL RADCLIFF

PRADCLIFF@TRIOCPG.COM

(502) 386 5446

JUSTIN BAKER

JBAKER@TRIOCPG.COM

(502) 454-0911

AERIAL



- Walmart
- TACO BELL
- Cheddar's
- Great Clips
- QDOBA
- MFIRSTERS
- SUBWAY
- som's club
- cricket

- MENARDS
- POPEYES
- Salvatore's
- Arby's
- Calum's
- Home Depot
- TroDiscounters

- OUTBACK
- Starbucks
- sleep
- number
- FIRST WATCH

- TARGET
- BEST BUY
- Starbucks
- JOANN
- Kirklands
- TDK
- ME
- OLD NAY
- LANE BRYANT

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

- LOWE'S
- Wawa
- Chick-fil-ee
- IHOP
- Staples
- SportClips

- at home
- VCF
- Arby's

- GNC
- Foot Locker
- maunices
- JCPenney
- Dillard's
- AMERICAN EAGLE
- AEROPOSTALE
- BAM!
- CHASE
- rue21
- HOT TOPIC

- BOOT BARN
- DISCOUNT TIRE
- WALKERS

- Kroger
- PAPA JOHN'S
- AutoZone

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



SITE

26,187 ADT

90,252 ADT

AERIAL



Kia Store
Clarksville

Lewis-Clark Pkwy
Lewis-Clark Pkwy

Rally's

LOCAL MD
URGENT CARE



TOYOTA
Jeff Wyler Toyota
of Clarksville

26,187 ADT

Applegate Ln

LONG JOHN
SILVERS



SITE

KEN TIRE & AutoCare
TOWERY'S

Applegate Ln



SITE

MATTRESS FIRM

THEMED ENTERTAINMENT VENUE
• Electric go-kart concept
• Black light-themed golf



THE RABBIT HOLE
CONSPIRACY LINKS

WATSON'S

THIRD BANK

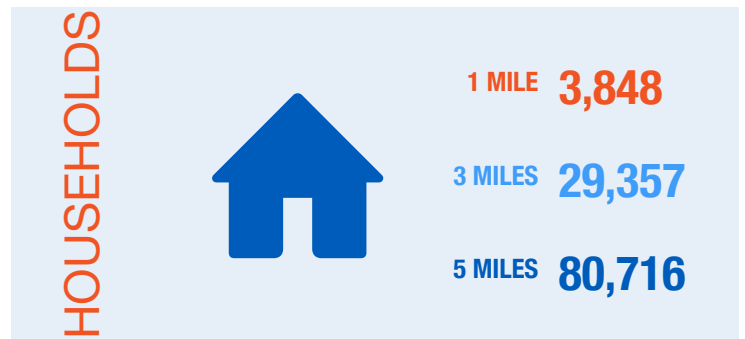
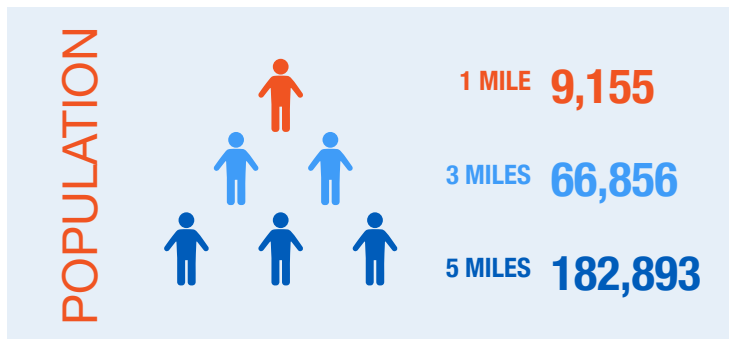
FLOOR PLAN



PHOTOS



DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

