RIVER FALLS

951 E Lewis And Clark Pkwy - Clarksville, IN 47129

MIDLAND ATLANTIC PROPERTIES



PROPERTY OVERVIEW

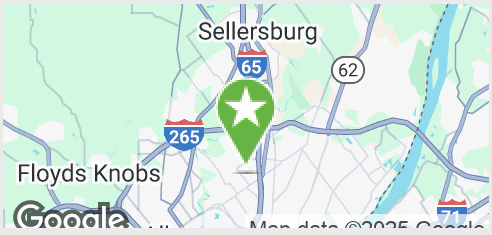
Regional Shopping Center in Southern Indiana's Primary Trade Area

PROPERTY HIGHLIGHTS

- 828,647 SF Regional Shopping Center Anchored by Bass Pro Shops, Dick's SportingGoods, Harbor Freight, etc.
- Bass Pro Shops is a Regional Retail Power in Clarksville, Drawing From a 150 Mile Radius
- Second Largest Bass Pro Store East of the Mississippi, Bringing in More Than 1.5 Million Visitors Annually
- Immediate Retailers Include Home Depot, Target, Best Buy, Kroger, Wal-Mart, Sam's Club, Lowes, etc.

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	61,106	158,825
Average HH Income	$82,650	$81,459
Businesses	2,466	8,464
Employees	27,843	105,402

TRAFFIC COUNTS	
Lewis & Clark Parkway	24,328
Greentree Boulevard	11,579



MIDLAND ATLANTIC PROPERTIES
Cincinnati Office
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Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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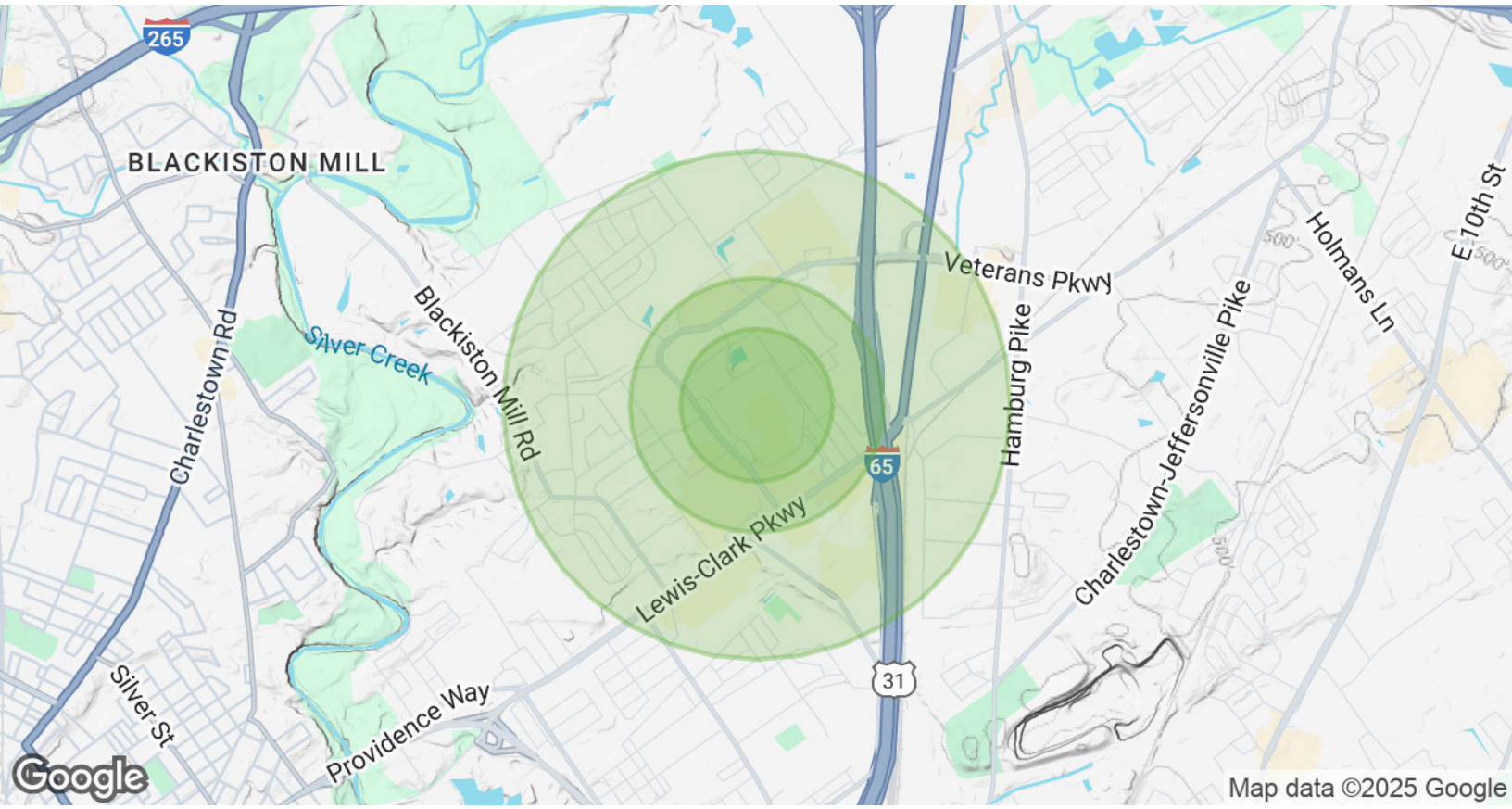

POPULATION & HOUSING	1 MILE	3 MILES	5 MILES
Total Population	7,524	61,106	158,825
Projected Annual Growth (2025-2030)	1.3%	1.1%	1.0%
Total Households	3,252	26,233	68,567
Median Home Value	$183,122	$202,778	$214,898

INCOME & BUSINESS	1 MILE	3 MILES	5 MILES
Average HH income	$67,519	$82,650	$81,459
Daytime Population (16+ years)	7,836	46,610	157,192
Total Businesses	414	2,466	8,464
Total Employees	5,306	27,843	105,402

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