



Veterans Pkwy Retail Center

1401 Veterans Pkwy, Clarksville, IN 47129



Offering Summary

Sale Price:	\$4,300,000
Building Size:	20,000 SF
Available SF:	
Lot Size:	1.88 Acres
Number of Units:	12
Price / SF:	\$215.00
Cap Rate:	6.39%
NOI:	\$274,568
Year Built:	2010
Zoning:	C-1
Market:	Louisville, KY
Submarket:	Clarksville, IN
Traffic Count:	29,000

Property Overview

The Center shall be sold as-is where-is in cash to Seller's at closing.

Property Highlights

- Great retail market
- Stable Center
- Great condition
- Fabulous retail drivers nearby
- Upside for center in rents and lease up opportunity
- Price based on in place income alone
- Triple Net Leases

EXCLUSIVELY MARKETING BY

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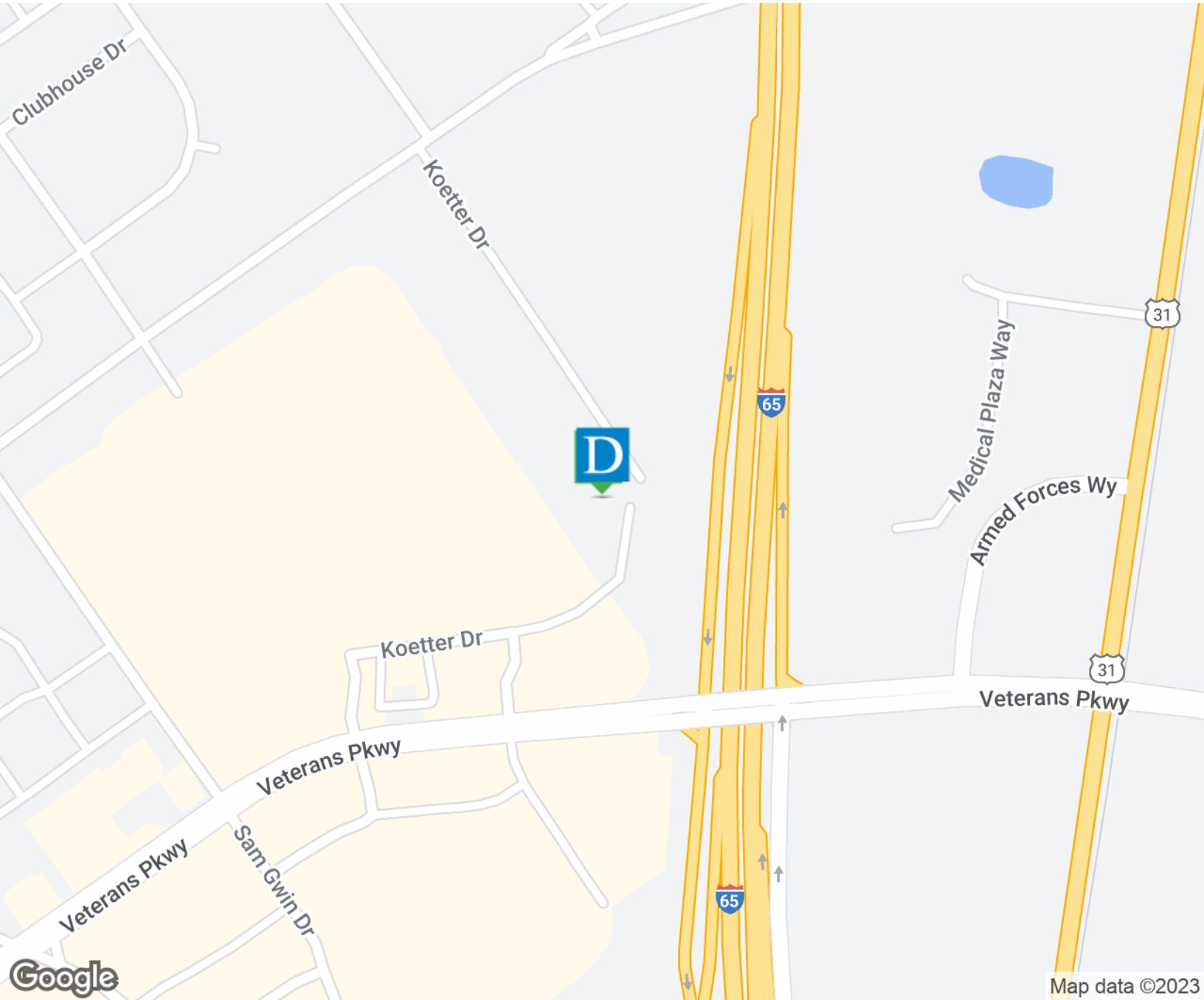


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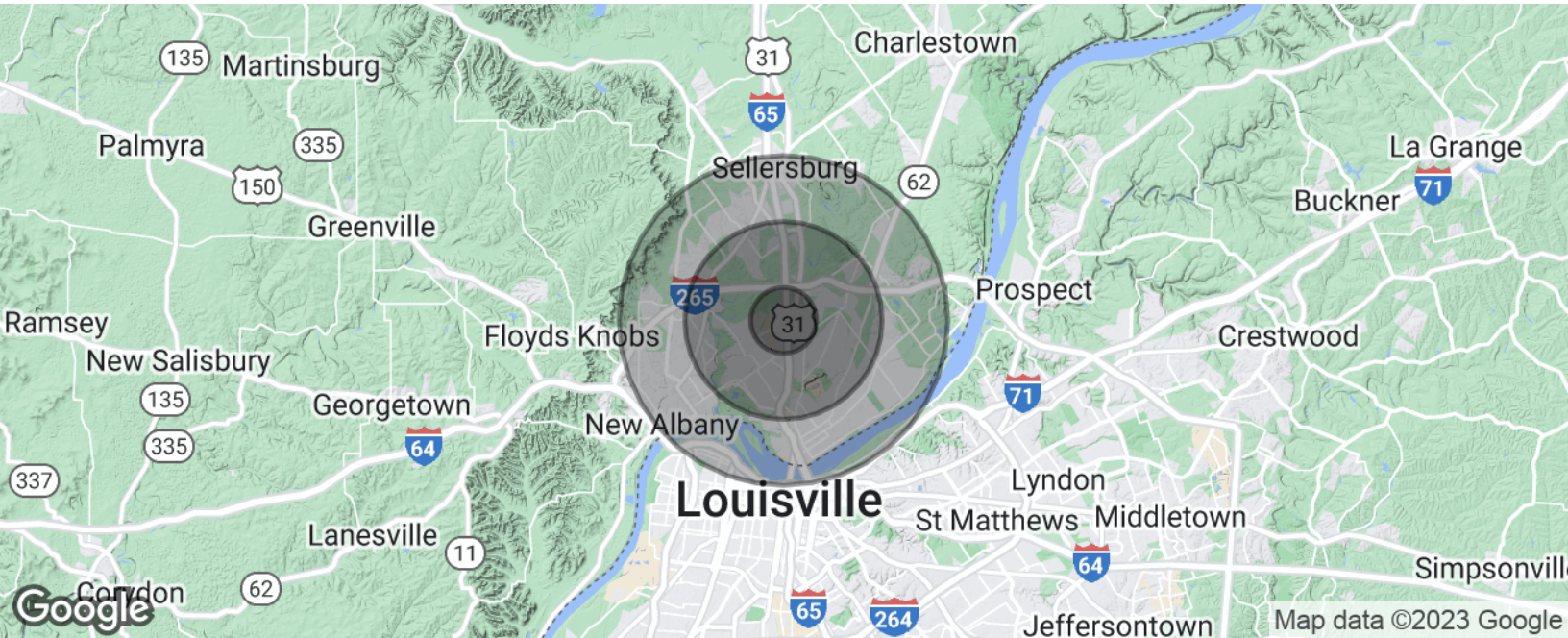


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Population	1 Mile	3 Miles	5 Miles
Total Population	4,076	53,167	123,106
Average Age	44.8	40.2	39.8
Average Age (Male)	44.2	37.7	38.2
Average Age (Female)	46.3	43.1	41.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,926	23,866	56,571
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$42,561	\$61,101	\$58,495
Average House Value	\$90,582	\$138,968	\$138,522

* Demographic data derived from 2020 ACS - US Census

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