

BLACKISTON MILL SHOPPING CENTER

1418 & 1420 BLACKISTON MILL RD
CLARKSVILLE, IN 47129

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1 PROPERTY INFORMATION

1418 & 1420 Blackiston Mill Rd
Clarksville, IN 47129

Property Summary



OFFERING SUMMARY

Available SF:

Lease Rate: \$11.00 SF/yr (NNN)

Lot Size: 3.36 Acres

Year Built: 1997

Building Size: 25,850 SF

Zoning: B2

Market: Louisville

Submarket: Clarksville

PROPERTY OVERVIEW

Lease Rate Reduction on Retail spaces for lease ranging from 1,000 SF to 5,110 SF. [Contact Bill Menish for additional incentives (502) 939-0399.

Located on the southwest side of the Blackiston Mill Center close to Lewis and Clark Parkway. Each unit has its own entryway. Four of the units are finished out with the fifth as a shell with roughed out plumbing. We would love to help you turn that space into your dream space and the owner will help with build out. The center offers an abundance of parking and good visibility.

We have dropped the lease rate to \$11 a foot which is half of lease rates in nearby Veteran's Parkway corridor and talk to us about some amazing incentives. We are aggressively working to lease up the entire building so respond quickly to this tremendous opportunity.

PROPERTY HIGHLIGHTS

- Units for Lease from 1,000 SF to 5,110 SF
- \$11 / SF
- Ask about Incentives to Lease Now
- Excellent Location

Property Description



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LOCATION OVERVIEW

Located on Blackiston Mill Road right off the Lewis and Clark Parkway in Clarksville, IN

Complete Highlights

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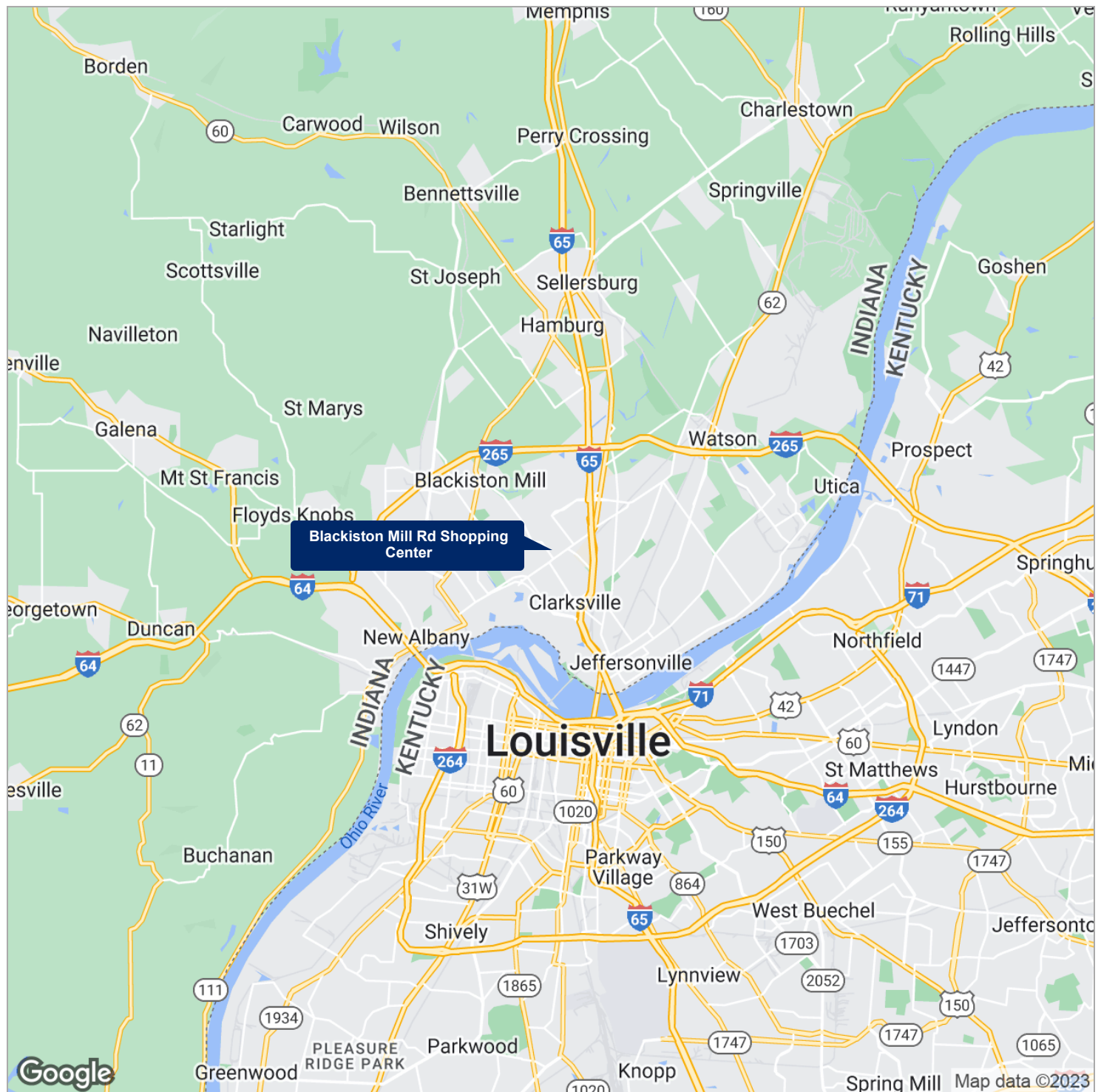
Additional Photos



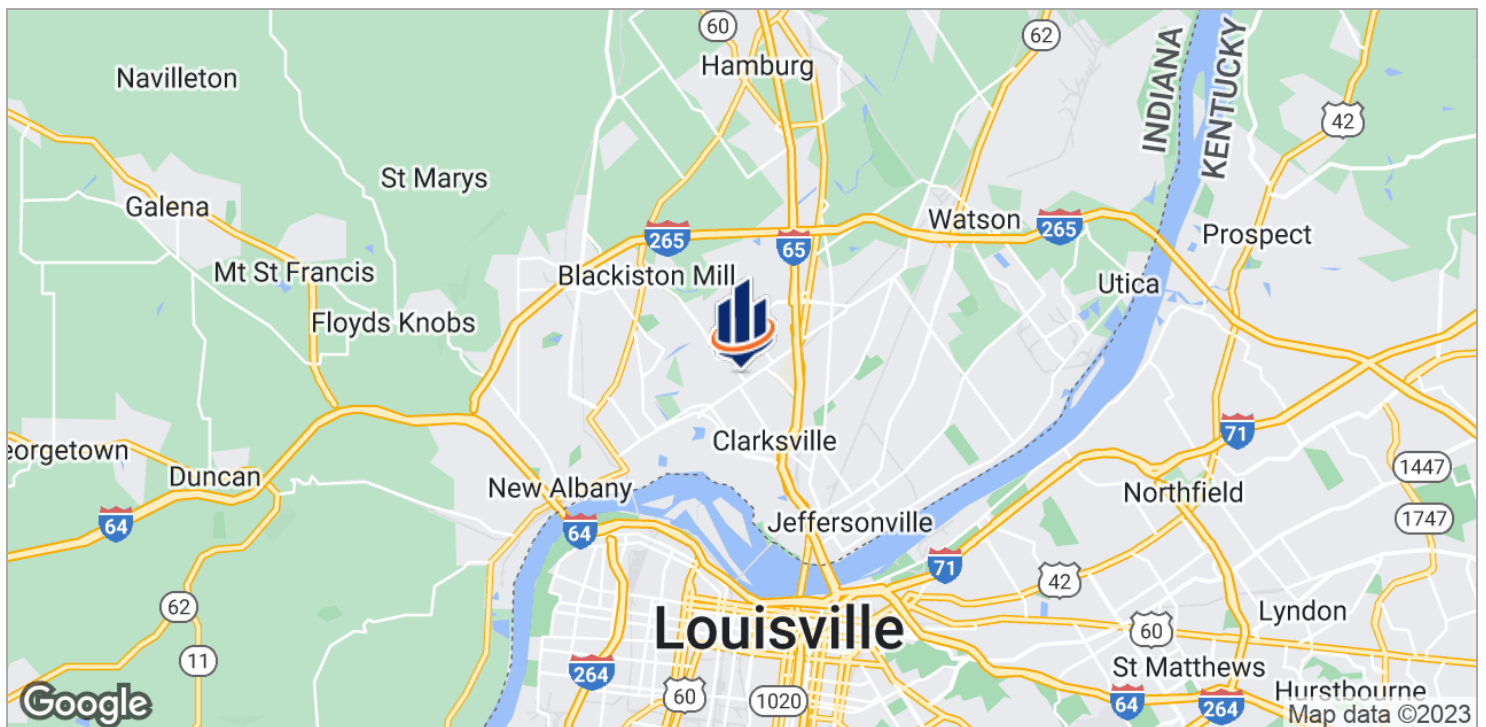
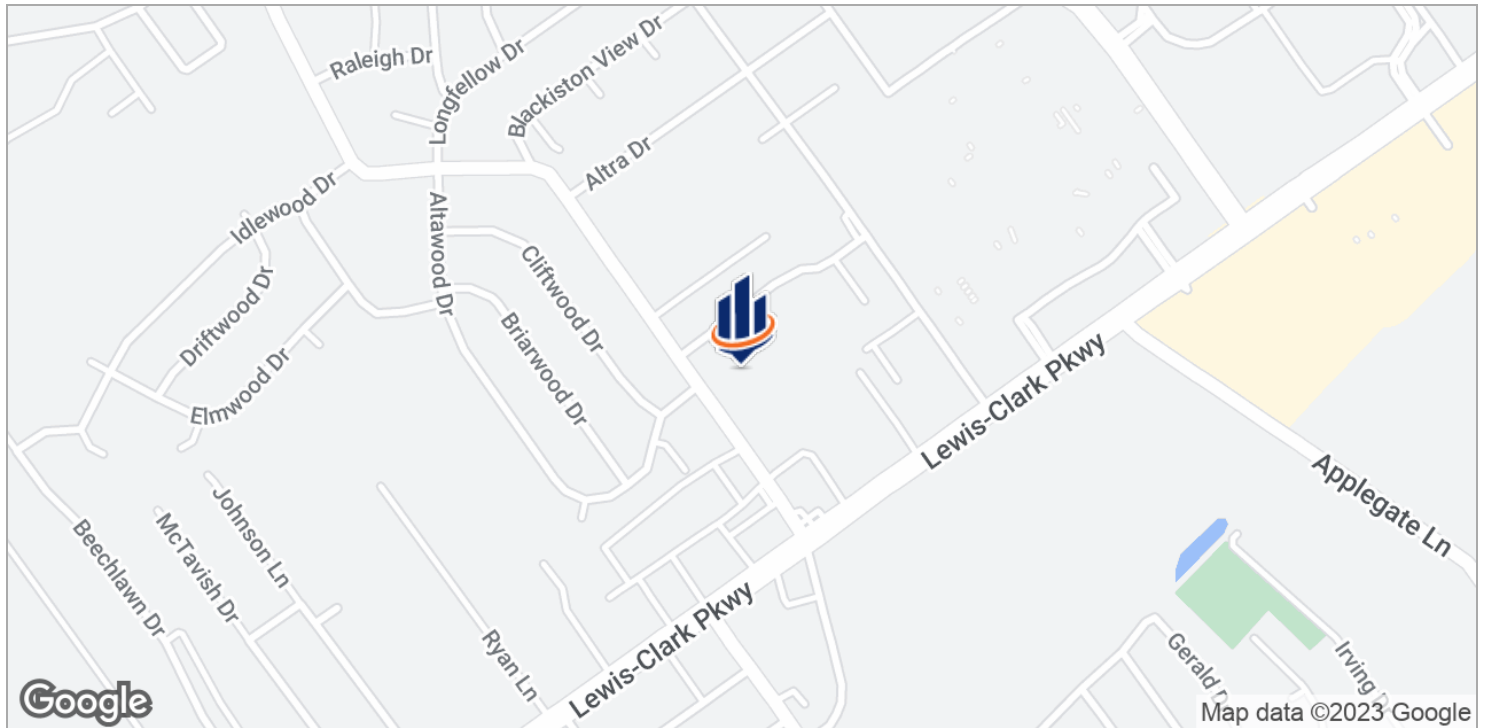
2 LOCATION INFORMATION

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Regional Map



Location Maps



Aerial Map



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DEMOGRAPHICS

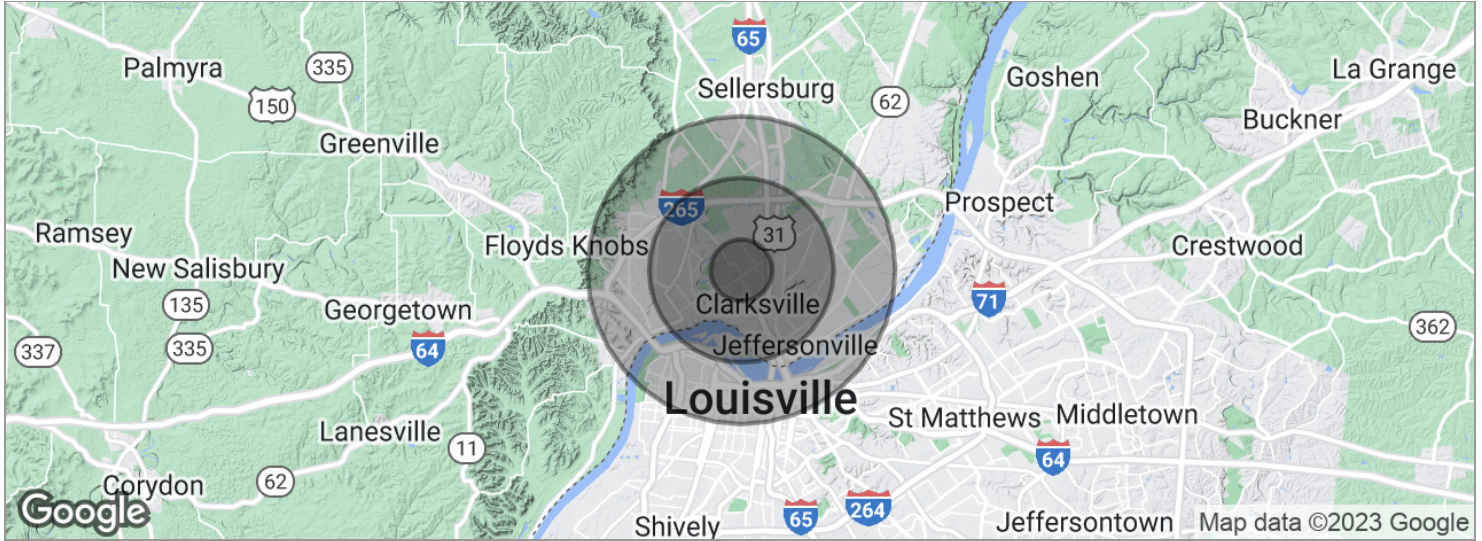
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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	11,933	58,465	174,349
Median age	36.3	38.6	36.5
Median age (male)	33.7	35.3	34.3
Median age (female)	39.0	41.8	38.6
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Total households	4,571	24,204	71,340
Total persons per HH	2.6	2.4	2.4
Average HH income	\$47,427	\$50,071	\$45,882
Average house value	\$126,467	\$132,122	\$129,057

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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Retailer Map



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Advisor Bio & Contact 1

BILL MENISH, CAI, AARE

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PROFESSIONAL BACKGROUND

Bill Menish is co-owner of SVN Premier CRE & Auctions and Co-Founder of SVN Auction Services. Bill holds the prestigious Certified Auctioneer Institute [CAI] designation, Accredited Auctioneer of Real Estate [AARE] designation and Benefit Auctioneer Specialist [BAS] designation through the National Auctioneers Association. Bill has conducted real estate auctions for SVN, Prudential, Albert Burney, Advanni Realty and Real Auctions USA.

Bill was name one of the Top 20 To Watch in Real Estate by Louisville Business First. Bill is a 15 time Emmy Award winning broadcast journalist who changed careers in 2006. He still uses his talents acquired through that successful 20 year career as a television broadcaster to communicate, inform, even entertain his auction audiences.

EDUCATION

Ball State University, World Wide College of Auctioneering, Certified Auction Institute and currently working on his CCIM.

MEMBERSHIPS & AFFILIATIONS

GLI Development Task Force Member, KREE Member, National Auctioneers Association, Kentucky Auctioneers Association, National Association of Real Estate, Kentucky Commercial Real Estate Association, Kentucky Real Estate Commission and Board Member with the Louisville Metro Police Foundation.

Advisor Bio & Contact 2

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