

For Sale

# Retail Property

\$1,010,000



## 213 E Lewis & Clark

Clarksville, Indiana 47129

### Property Highlights

- Well maintained conditioned space with storefront and one overhead door

### Property Description

Situated in the heart of Clarksville, this retail space boasts high visibility and easy access for customers. This property is a blank canvas waiting to be transformed into a thriving business. Whether you're a startup looking for a prime location or an established brand seeking a new venture, 213 E Lewis & Clark provides the ideal setting for your retail dreams to come to life.

Don't miss out on the chance to be part of this dynamic neighborhood. Join the ranks of successful businesses in Clarksville and set up shop at 213 E Lewis & Clark. Your future awaits in this vibrant and promising retail property.

#### OFFERING SUMMARY

Sale Price	\$1,010,000
Lot Size	1.0 Acres
Building Size	7,064 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	607	\$84,890
0.5 Miles	2,343	\$78,817
1 Mile	9,349	\$59,975

For more information

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7,064 SF

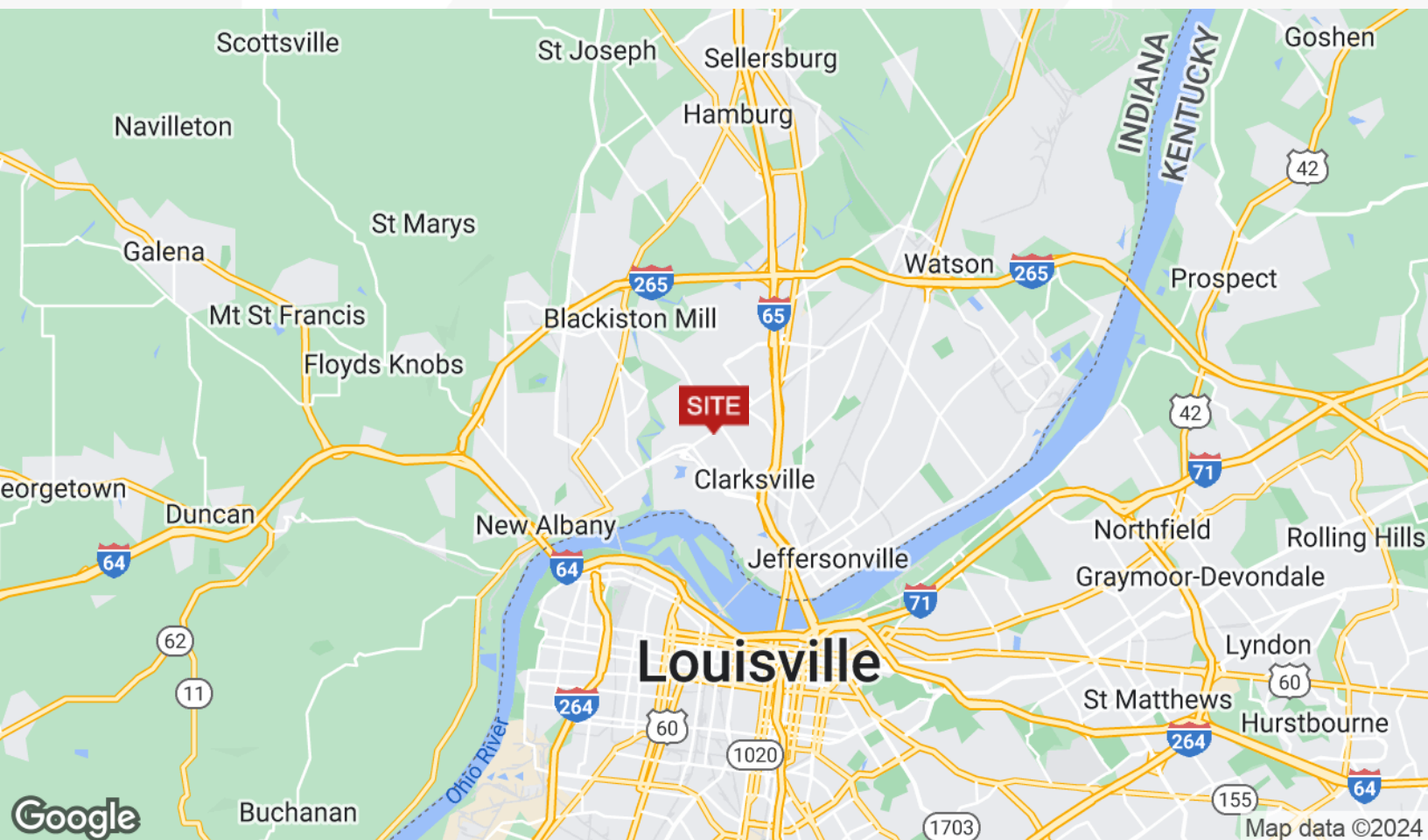
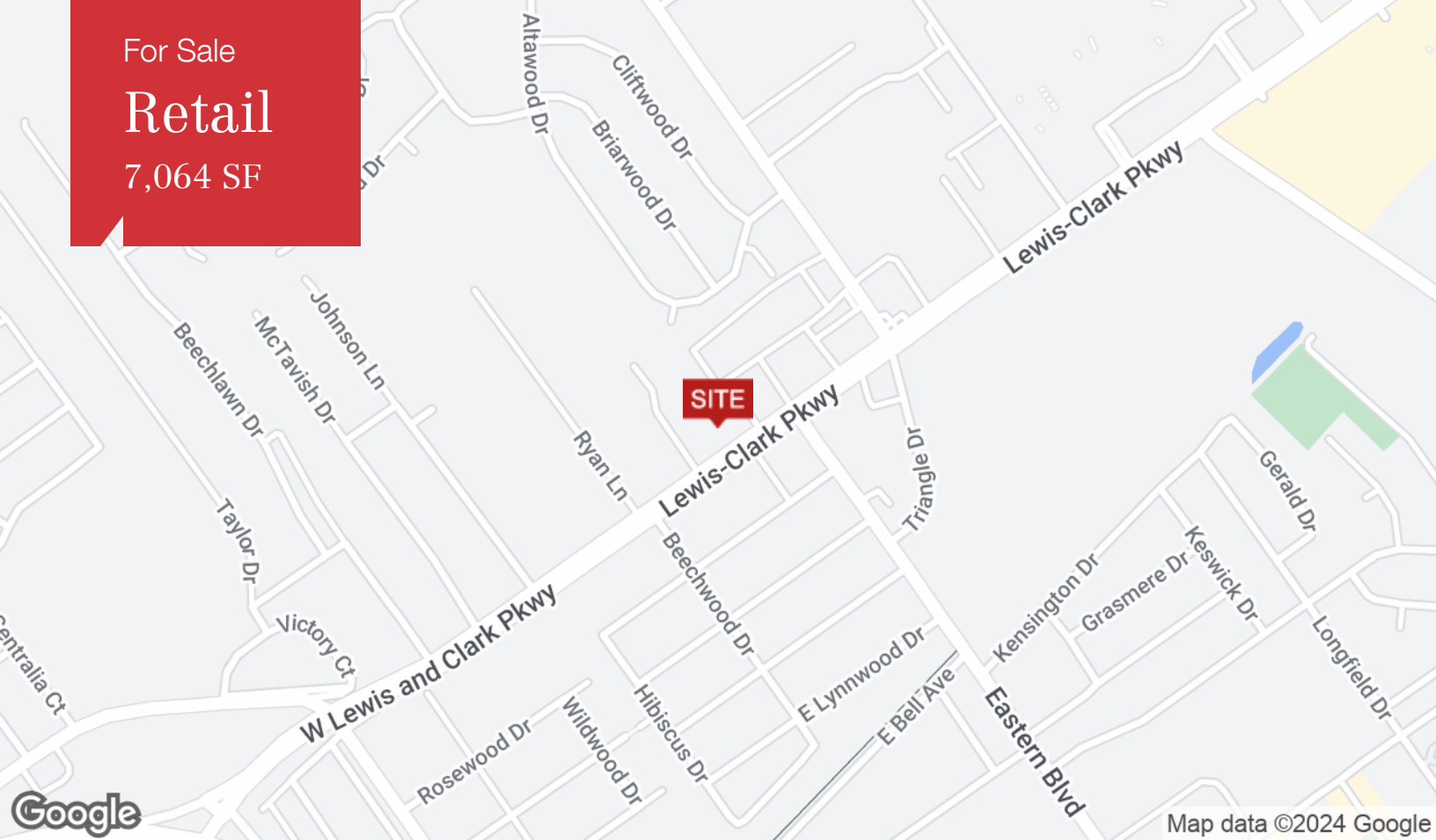




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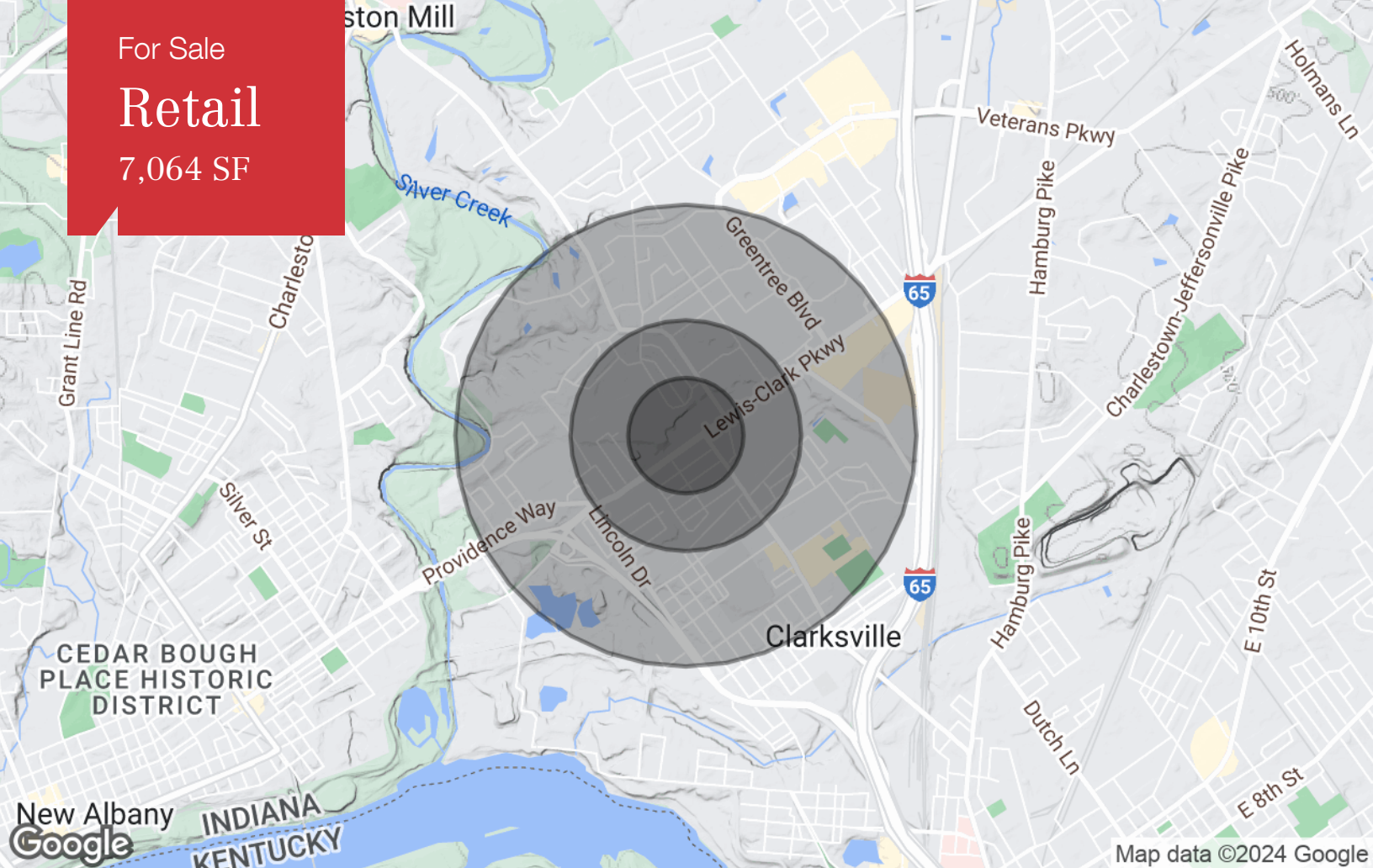
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Population	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	607	2,343	9,349
MEDIAN AGE	45.3	44.8	41.0
MEDIAN AGE (MALE)	41.4	41.8	35.4
MEDIAN AGE (FEMALE)	55.6	51.0	45.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	244	956	4,421
# OF PERSONS PER HH	2.5	2.5	2.1
AVERAGE HH INCOME	\$84,890	\$78,817	\$59,975
AVERAGE HOUSE VALUE	\$143,623	\$136,705	\$130,556
Race	0.25 Miles	0.5 Miles	1 Mile
% WHITE	96.6%	92.2%	89.9%
% BLACK	3.2%	6.5%	8.2%
% ASIAN	0.0%	0.3%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.2%	1.0%	1.6%
Ethnicity	0.25 Miles	0.5 Miles	1 Mile
% HISPANIC	36.4%	29.9%	17.9%

\* Demographic data derived from 2020 ACS - US Census