

# RIVER FALLS

951 East Lewis & Clark Parkway Clarksville, IN 47129



MIDLAND ATLANTIC  
PROPERTIES



## PROPERTY OVERVIEW

Regional Shopping Center in Southern Indiana's Primary Trade Area

## PROPERTY HIGHLIGHTS

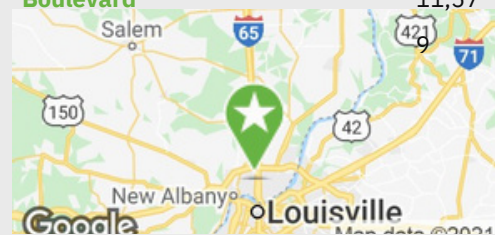
- 828,647 SF Regional Shopping Center Anchored by Bass Pro Shops, Dick's Sporting Goods, JoAnn, Gabe's etc.
- Bass Pro Shops is a Regional Retail Power in Clarksville, Drawing From a 150 Mile Radius
- Second Largest Bass Pro Store East of the Mississippi, Bringing in More Than 1.5 Million Visitors Annually
- Adjacent to Green Tree Mall – Southern Indiana's Only Enclosed Regional Mall Anchored by Dillard's JC Penney, TJ Maxx, Burlington, etc.
- Immediate Retailers Include Home Depot, Target, Best Buy, Kroger, Wal-Mart, Sam's Club, Lowes, Hobby Lobby, etc.

## DEMOGRAPHICS

	1 MILE	3 MILES
<b>Total Population</b>	7,751	56,792
<b>Average HH Income</b>	\$39,734	\$55,624
<b>Businesses</b>	713	2,783
<b>Employees</b>	10,590	33,778

## TRAFFIC COUNTS

<b>Lewis &amp; Clark</b>	24,32
<b>Parkway Greentree</b>	8
<b>Boulevard</b>	11,57



MIDLAND ATLANTIC PROPERTIES  
Cincinnati Office  
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370 Cincinnati, OH 45236

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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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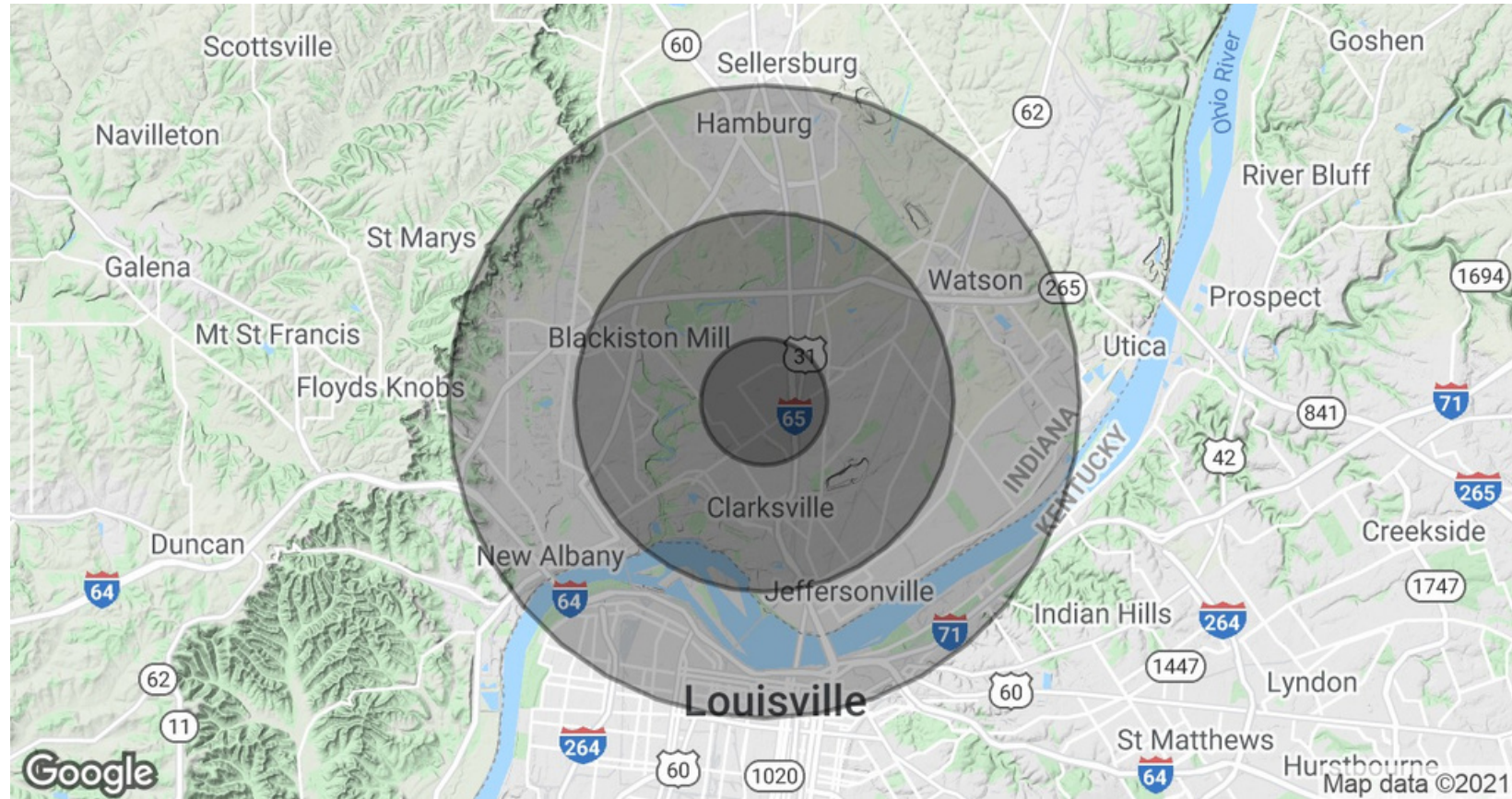


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POPULATION & HOUSING	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,751	56,792	152,803
<b>Projected Annual Growth (2020-2025) Total Households</b>	0.9	1.0%	1.0%
<b>Median Home Value</b>	\$114,798	\$141,314	\$144,076
INCOME & BUSINESS	1 MILE	3 MILES	5 MILES
<b>Average HH income</b>	\$39,734	\$55,624	\$53,467
<b>Daytime Population (16+ years) Total Businesses</b>	6,253	46,181	122,842
<b>Total Employees</b>	713	2,783	9,201
	10,590	33,778	9,201

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