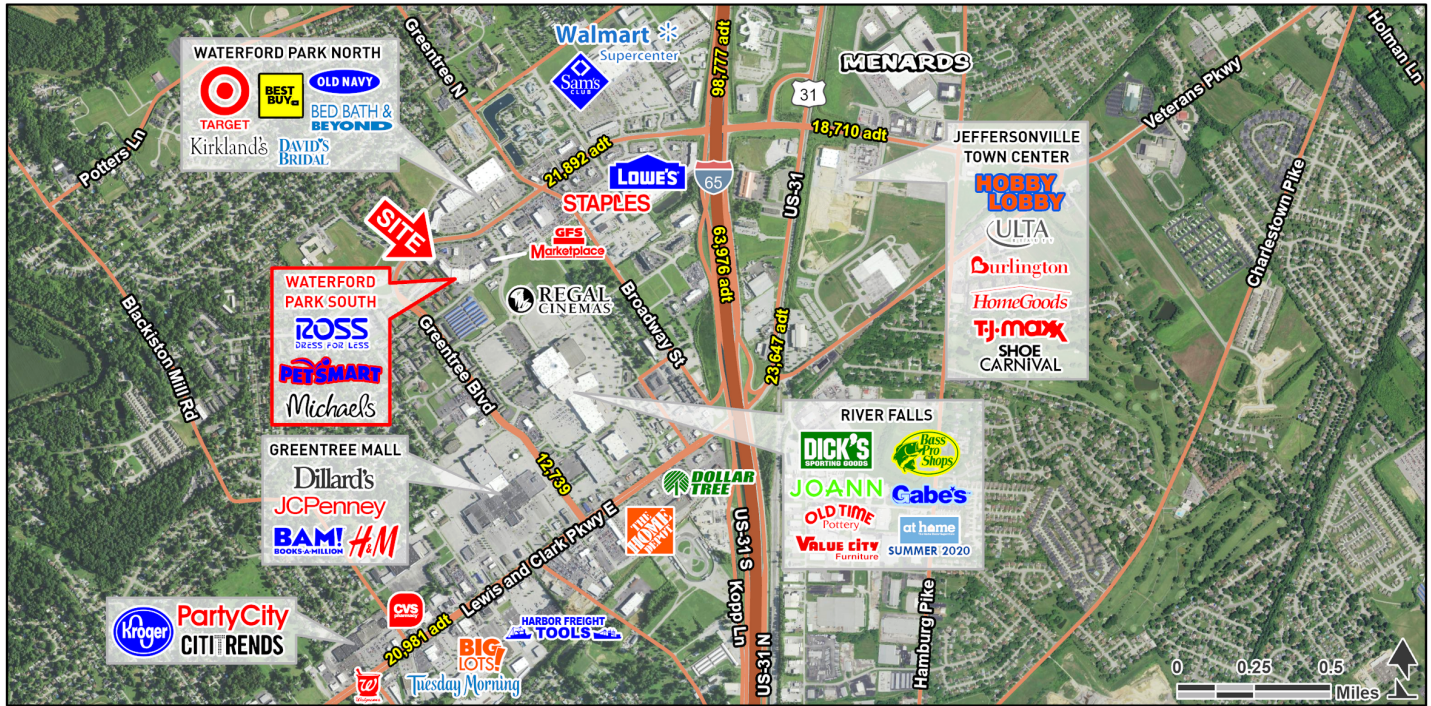


WATERFORD PARK SOUTH

1020 Veterans Memorial Pkwy, Clarksville, IN 47129

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Retail opportunity in the prominent shopping corridor of Clarksville, located approximately 1 mile from I-65. Waterford Park South features accessibility from Veteran's Parkway, one of the city's main thoroughfares. Nationally recognized restaurants like Outback, Olive Garden, Buffalo Wild Wings, Panera and powerhouse retailers like Dillards and Target drive consistent traffic to the area with nearby counts topping 20,000 ADT.



PROPERTY HIGHLIGHTS

- Power center anchored by Michael's, Ross Dress for Less and PetsMart
- Excellent visibility and accessibility from Veteran's Pkwy
- Prominent shopping corridor in Clark County
- Area Restaurants include: Outback, Starbucks, First Watch, IHOP, Olive Garden, Panera, Chick Fila A, Qdoba, Chuy's, and more.
- Area Retailers include: Bass Pro Shop, Dick's Sporting Goods, Target, Walmart Supercenter, Sam's Club, Lowe's, Best Buy, Dillards

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,751	59,285	143,818
Households	3,684	24,754	58,477
Avg HH Income (\$)	46,688	60,359	57,437

EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Ross Dress for Less	27,623 SF
2	PetsMart	20,087 SF
3	Michael's	21,727 SF
4	Available	5,400 SF
5	Available	3,619 SF
6	Pizza Hut	1,800 SF

SUITE	TENANT NAME	SPACE SIZE
7	Available	1,170 SF
8	Hollywood Nails	1,600 SF
9	Available	1,280 SF
10	Baptist Health Systems	3,000 SF
1040	Panera Bread	4,600 SF

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