

**CUSHMAN &
WAKEFIELD**

Commercial Kentucky

FOR SALE

950 E. LEWIS & CLARK PARKWAY

Clarksville, IN 47129



FEATURES

PROPERTY DESCRIPTION

LOCATION

CONTACT US

333 E. Main Street, Suite 510
Louisville, KY 40202
+1 502 589 5150
commercialkentucky.com

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Features Clarksville, Indiana retail opportunity (Part of the Louisville, Kentucky MSA)

- 1.92 acre lot surrounded by other retail amenities
- 2-story building totaling 3,912 SF
- Ample parking with 170 striped spaces
- Very well maintained
- Located in close proximity to I-65
- Highly trafficked commercial corridor
- Exceptional retail frontage (325')
- Signalized access with dedicated turn lane

Property Description

CLARKSVILLE OPPORTUNITY

Well-maintained, well-located, large retail properties are rare in this market. A buyer will have the ability to own a retail property with exceptional upside potential. 950 E. Lewis & Clark Parkway provides exceptional frontage in a high-trafficked area and is situated amidst other complimentary retail amenities.

PROPERTY CONDITION

The subject property was built in 1996 and consists of EIFS over wood framing, accented with glass storefront. The Slone Automotive building has been well-maintained since its original construction.

The building has a showroom on the first floor that reaches two stories. A second floor mezzanine includes additional office space.

A new roof was added in July 2018. New interior and exterior lights were converted to LED in October 2017. Notably with 76 exterior lights on 36 poles, energy consumption was reduced by 55%. The lights have a 10 year warranty.



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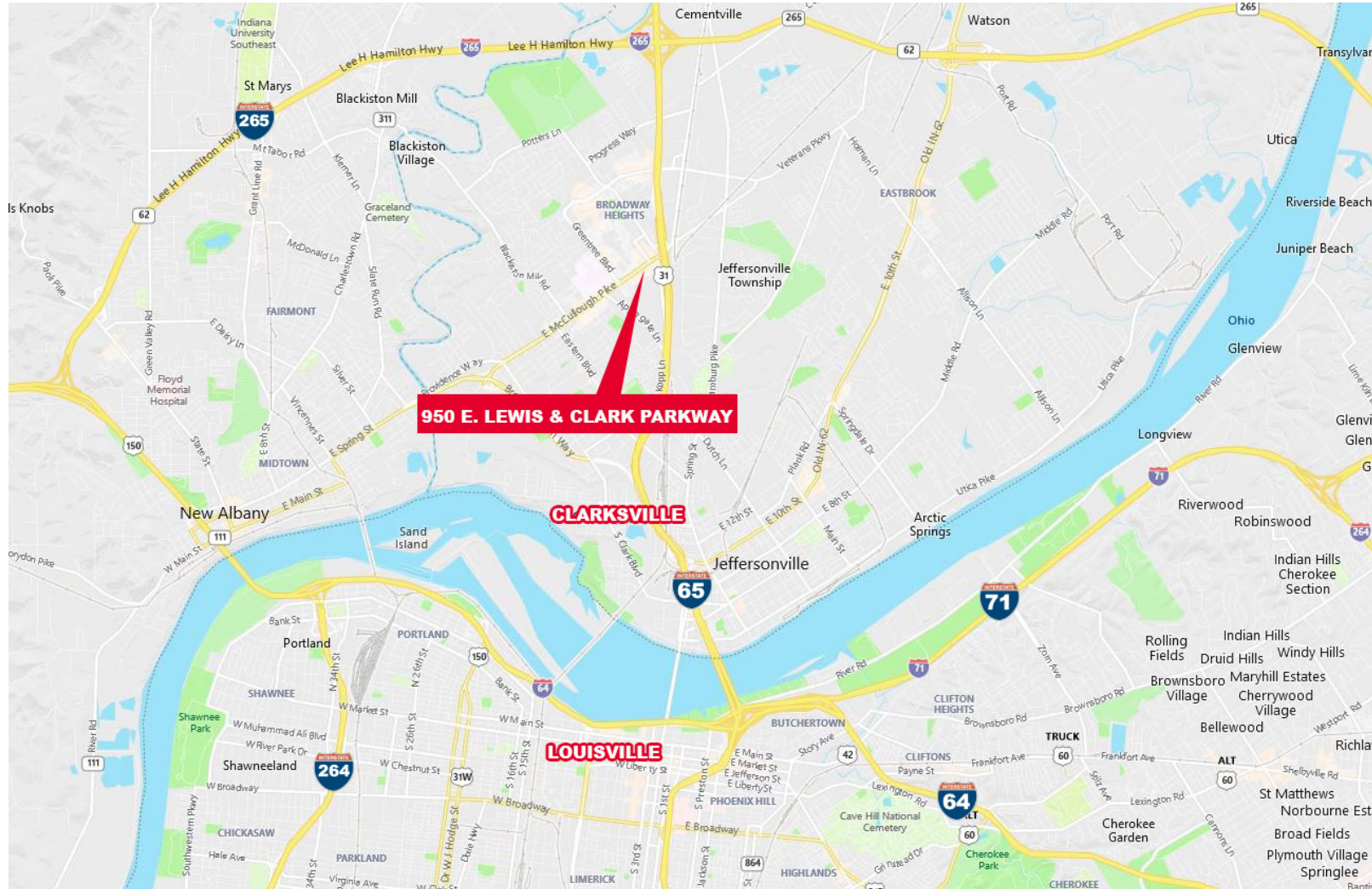
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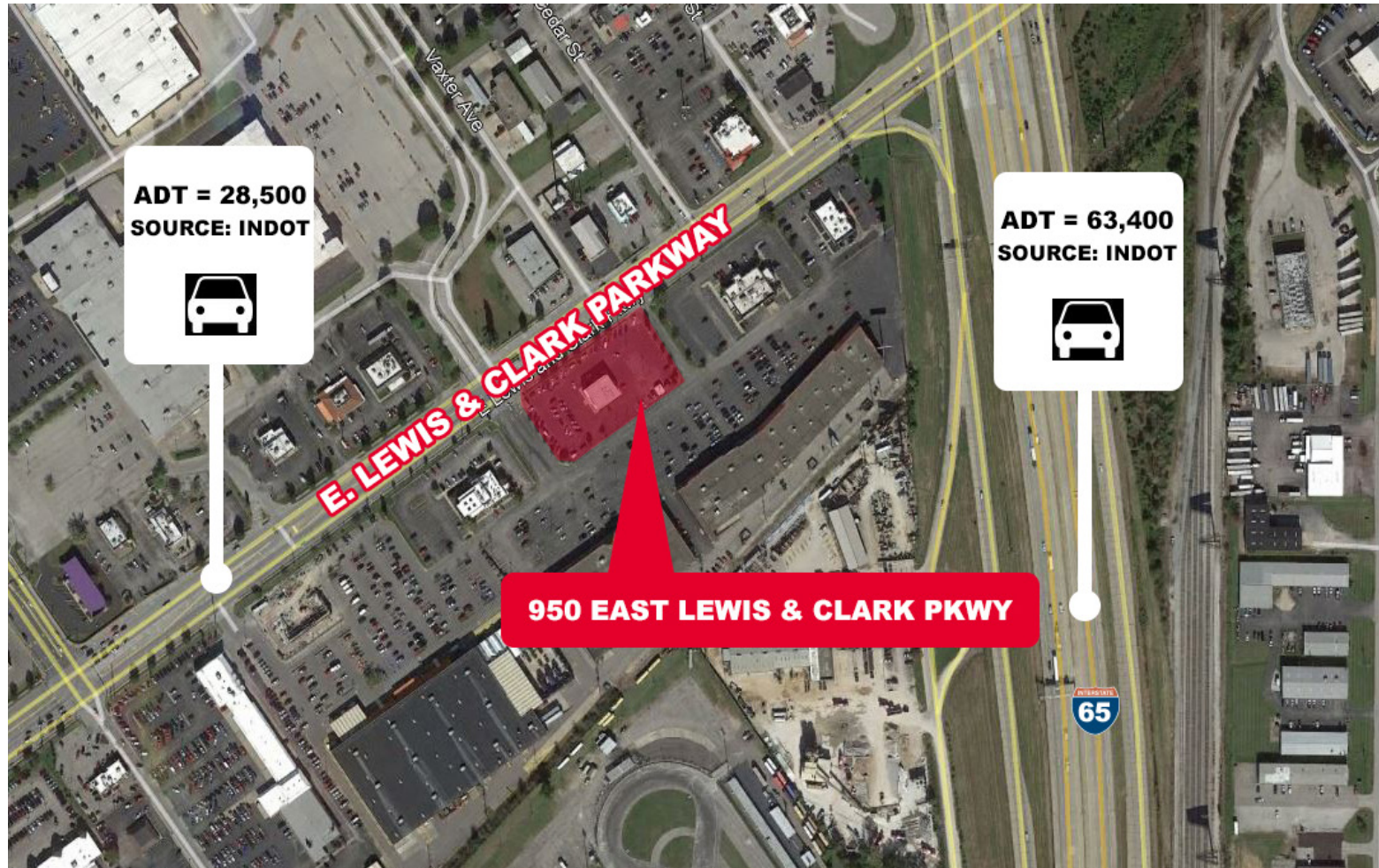
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