

Demographic Summary Report

Waterford Park South

1020 Veterans Pky, Clarksville, IN 47129

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **87,306 SF**
 Year Built: **2008**

Total Available: **6,167 SF**
 % Leased: **92.94%**
 Rent/SF/Yr: **\$18.00**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	64,406		156,622		474,300	
2024 Estimate	61,534		150,390		468,535	
2020 Census	59,535		142,712		463,285	
Growth 2024 - 2029	4.67%		4.14%		1.23%	
Growth 2020 - 2024	3.36%		5.38%		1.13%	
2024 Population by Hispanic Origin	5,050		8,935		22,515	
2024 Population	61,534		150,390		468,535	
White	47,918	77.87%	110,320	73.36%	314,581	67.14%
Black	5,081	8.26%	22,521	14.98%	104,732	22.35%
Am. Indian & Alaskan	881	1.43%	1,365	0.91%	1,787	0.38%
Asian	1,066	1.73%	2,097	1.39%	7,863	1.68%
Hawaiian & Pacific Island	3	0.00%	12	0.01%	113	0.02%
Other	6,585	10.70%	14,074	9.36%	39,459	8.42%
U.S. Armed Forces	103		191		407	
Households						
2029 Projection	27,068		65,376		204,127	
2024 Estimate	25,848		62,690		201,807	
2020 Census	25,028		59,283		199,100	
Growth 2024 - 2029	4.72%		4.28%		1.15%	
Growth 2020 - 2024	3.28%		5.75%		1.36%	
Owner Occupied	16,175	62.58%	35,937	57.32%	112,916	55.95%
Renter Occupied	9,674	37.43%	26,753	42.68%	88,891	44.05%
2024 Households by HH Income	25,849		62,691		201,808	
Income: <\$25,000	5,081	19.66%	13,995	22.32%	43,867	21.74%
Income: \$25,000 - \$50,000	7,014	27.13%	16,766	26.74%	48,864	24.21%
Income: \$50,000 - \$75,000	4,950	19.15%	11,869	18.93%	32,911	16.31%
Income: \$75,000 - \$100,000	3,293	12.74%	7,549	12.04%	24,044	11.91%
Income: \$100,000 - \$125,000	2,615	10.12%	5,438	8.67%	17,349	8.60%
Income: \$125,000 - \$150,000	952	3.68%	2,482	3.96%	9,209	4.56%
Income: \$150,000 - \$200,000	1,141	4.41%	2,527	4.03%	10,858	5.38%
Income: \$200,000+	803	3.11%	2,065	3.29%	14,706	7.29%
2024 Avg Household Income	\$69,948		\$67,782		\$80,303	
2024 Med Household Income	\$54,697		\$51,293		\$55,814	