

Prime Retail Space: Shelbyville Crossing Fully Occupied

2400 Marketplace Blvd, Shelbyville, IN 46176



Property Highlights:

- 5,920 SF outlot retail shops building
- First class construction
- Across intersection from Wal-Mart SuperCenter
- Highly visible & easily accessible to SR 44 (16,200 ADT) and Interstate 74 (37,000 ADT)
- Large trade area with regional drawing power
- Shelbyville is county seat of Shelby County
- Nearby retailers include Wal-Mart, Kroger, Goody's, Starbucks, Dollar Tree, and more



Demographics	3mile	5mile	10mile
Estimated Population	20,685	24,588	36,019
Est. Households	8,304	9,901	14,295
Est. Avg. HH Income	\$60,752	\$63,872	\$68,528

FOR MORE INFORMATION
PLEASE CONTACT:

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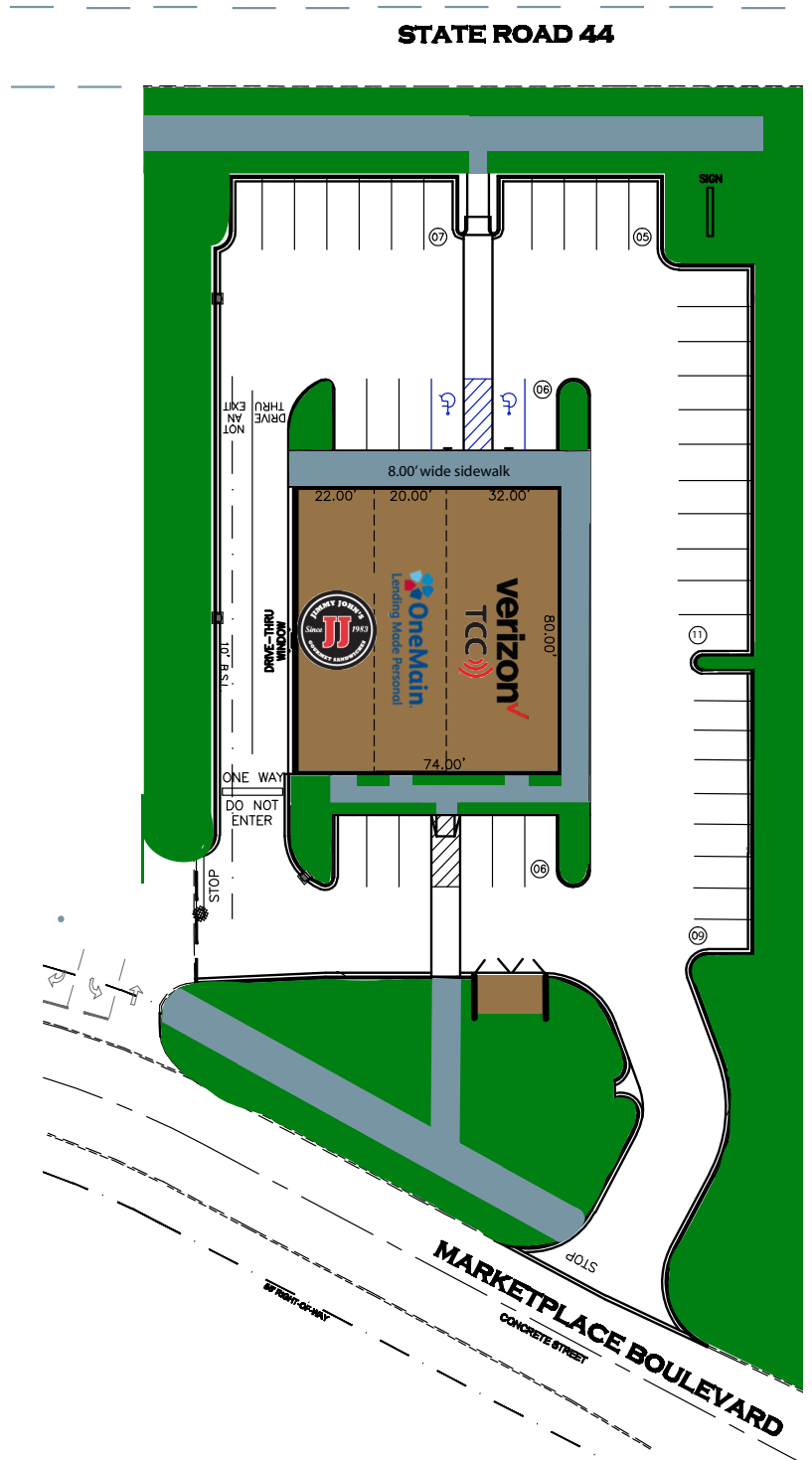


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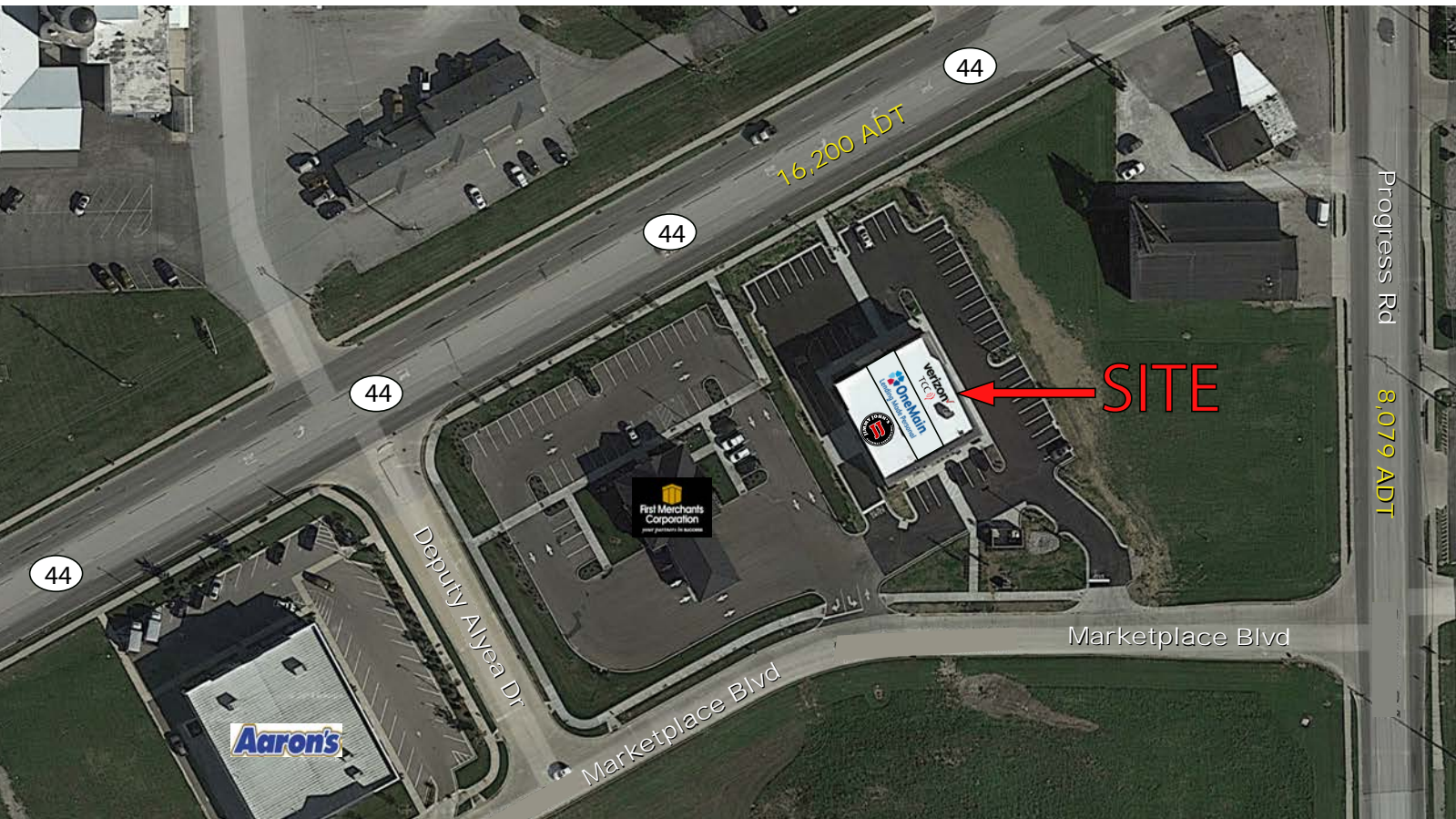
Site Plan

Suite	Tenant	Width	Depth	Size
A	Verizon Wireless, TCC	32'	80'	2,560 SF
B	OneMain Financial	20'	80'	1,600 SF
C	Jimmy John's	22'	80'	1,760 SF
Total GLA		74'	80'	5,920 SF



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