

Retail Space Available For Lease

Bel-Aire Shopping Center

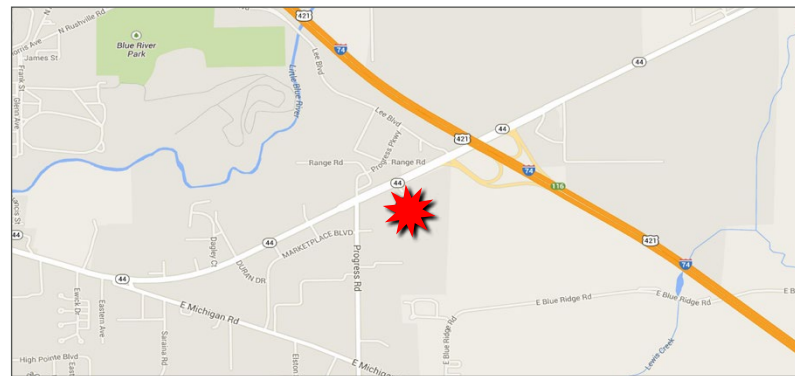
1,200-30,000 SF

2503-2603 E. State Road 44, Shelbyville, IN 46176



Property Highlights:

- Conveniently located near the intersection of I-74 on State Road 44
- Join anchor tenants Dollar Tree and Planet Fitness
- Busy retail trade area located across the street from a high-producing Wal-Mart SuperCenter
- Freshly painted facade and new parking lot improvements
- Pylon sign available



| Demographics | 3mile | 5mile | 10mile |
|----------------------|------------|----------|----------|
| Estimated Population | 20,114 | 24,628 | 35,954 |
| Est. Avg. HH Income | \$60,824 | \$63,903 | \$68,459 |
| Traffic Counts | | | |
| State Road 44 | 18,340 ADT | | |
| Interstate 74 | 31,196 ADT | | |

FOR MORE INFORMATION
PLEASE CONTACT:

Paul Rogozinski
T: 317-789-8164
E: PRogozinski@VeritasRealty.com



Retail Space Available For Lease

Bel-Aire Shopping Center

1,200-30,000 SF

2503-2603 E. State Road 44, Shelbyville, IN 46176

Site Plan



| Suite | Tenant | Size | Suite | Tenant | Size |
|------------------|--------------------------|-------------------|-------|-------------------|-----------|
| 2503 | Tobacco Central | 1,340 SF | 2523 | AVAILABLE | 7,000 SF |
| 2505 | J & J's Pizza | 2,560 SF | 2525 | Rent-A-Center | 4,800 SF |
| 2507 | United Hispanic Services | 2,500 SF | 2533 | Edward Jones | 1,200 SF |
| 2509 | Massage Therapy | 2,000 SF | 2535 | AVAILABLE | 1,200 SF |
| 2511 | Vibe Records | 2,840 SF | 2537 | Bird House & More | 3,240 SF |
| 2513 | AVAILABLE | 1,400 SF | 2539 | Planet Fitness | 18,000 SF |
| 2517 | Copper Phoenix Studio | 2,000 SF | 2543 | AVAILABLE | 5,500 SF |
| 2519 | Cash Advance | 1,400 SF | 2545 | Collectors Corner | 2,700 SF |
| 2521A | Dollar Tree | 5,700 SF | 2547 | AVAILABLE | 6,000 SF |
| 2521 | Dollar Tree | 6,000 SF | 2549 | AVAILABLE | 30,000 SF |
| Total GLA | | 107,380 SF | | | |

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

FOR MORE INFORMATION
PLEASE CONTACT:

Paul Rogozinski

T: 317-789-8164

E: PRogozinski@VeritasRealty.com

VR VERITAS
REALTY

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS