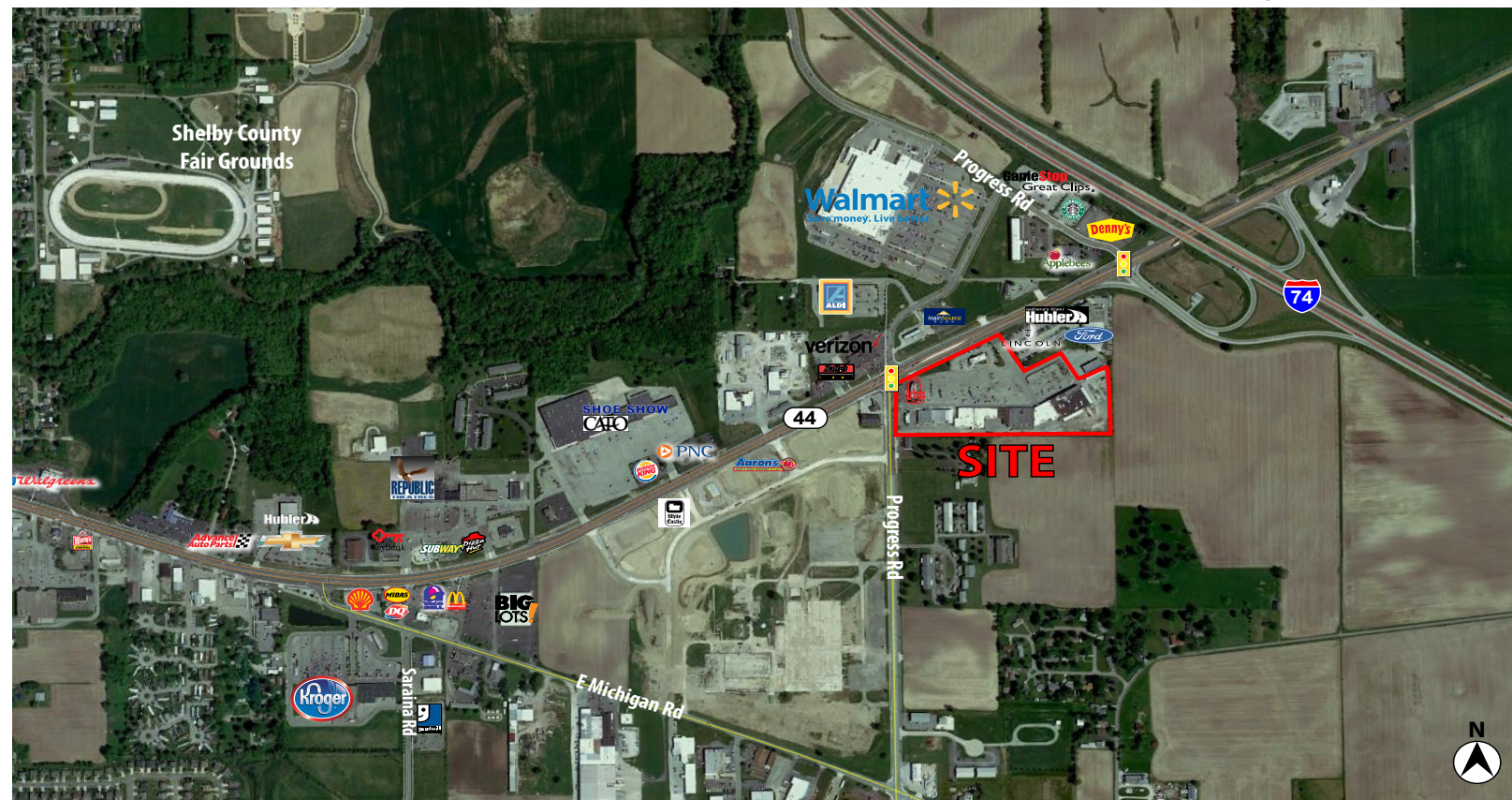


BEL-AIRE SHOPPING CENTER

RETAIL SPACE AVAILABLE | FOR LEASE




VERITAS
REALTY

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



PROPERTY HIGHLIGHTS:

- 1,200 -15,000 SF available
- Join anchor tenants Dollar Tree and Planet Fitness
- Busy retail trade area located across the street from a high-producing Walmart SuperCenter
- Freshly painted facade and new parking lot improvements
- Pylon sign available

| DEMOGRAPHICS |  |  |  |
|-----------------|---|---|---|
| | 1 MILE | 3 MILE | 5 MILE |
| Population: | 1,067 | 19,285 | 24,640 |
| Households: | 416 | 7,868 | 9,987 |
| Avg. HH Income: | \$53,810 | \$69,708 | \$72,566 |
| Daytime Pop: | 1,829 | 15,347 | 21,709 |

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 E: Progozinski@VeritasRealty.com

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SITE PLAN



| Suite | Tenant | Size | Suite | Tenant | Size |
|------------------|--------------------------|-------------------|--------|-------------------|-----------|
| 2503 | Tobacco Central | 1,340 SF | 2523 | AVAILABLE | 7,000 SF |
| 2505 | Maya Mexican | 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 | AVAILABLE | 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 | AVAILABLE | 2,700 SF |
| 2521A | Dollar Tree | 5,700 SF | 2547 | AVAILABLE | 6,000 SF |
| 2521 | Dollar Tree | 6,000 SF | 2549 A | AVAILABLE | 15,000 SF |
| | | | 2549 B | Harbor Freight | 15,000 SF |
| Total GLA | | 107,380 SF | | | |

CHAINLINKS
RETAIL ADVISORS

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.

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