

Retail Space Available For Lease

Bel-Aire Shopping Center

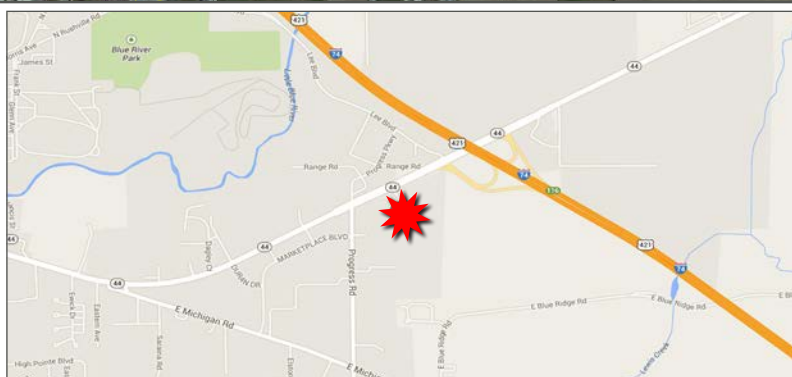
1,200-14,200 SF

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



Property Highlights:

- Conveniently located near the intersection of I-74 on State Road 44
- Coming Soon: Dollar Tree and Planet Fitness
- Join anchor tenants Dollar Tree, Planet Fitness, Arby's, and Bob Evans
- 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	20,308	24,815	36,329
Est. Avg. HH Income	\$58,906	\$63,986	\$67,123
Traffic Counts			
State Road 44	18,340 ADT		
Interstate 74	31,196 ADT		



VERITAS REALTY

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Site Plan



Suite	Tenant	Size	Suite	Tenant	Size
2503	AVAILABLE	1,340 SF	2523	AVAILABLE	7,000 SF
2505	AVAILABLE	2,560 SF	2525	Rent-A-Center	4,800 SF
2507	AVAILABLE	2,500 SF	2533	AVAILABLE	1,200 SF
2509	AVAILABLE	2,000 SF	2535	AVAILABLE	1,200 SF
2511	Vibe Records	2,840 SF	2537	AVAILABLE	3,240 SF
2513	MaxStaffing	1,400 SF	2539	Planet Fitness	18,000 SF
2517	AVAILABLE	2,000 SF	2543-2547	AVAILABLE	14,200 SF
2519	Cash Advance	1,400 SF	2549	Orscheln Farm & Home	30,000 SF
2521A	Dollar Tree	5,700 SF	2601	AVAILABLE	3,200 SF
2521	Dollar Tree	6,000 SF	2603	AVAILABLE	2,200 SF
Total GLA		110,980 SF			



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