BEL-AIRE SHOPPING CENTERRETAIL SPACE AVAILABLE | FOR LEASE



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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Suite	Tenant	Size	Suite	Tenant	Size
2503 2505 2507 2509 2511 2513 2517 2519 2521A 2521	Dollar Tree	1,340 SF 2,560 SF 2,500 SF 2,000 SF 2,840 SF 1,400 SF 2,000 SF 1,400 SF 5,700 SF 6,000 SF	2523 2525 2533 2535 2537 2539 2543 2545 2547 2549 A 2549 B	AVAILABLE Rent-A-Center Edward Jones AVAILABLE Bird House & More Planet Fitness AVAILABLE AVAILABLE AVAILABLE AVAILABLE AVAILABLE Harbor Freight	7,000 SF 4,800 SF 1,200 SF 1,200 SF 3,240 SF 18,000 SF 5,500 SF 2,700 SF 6,000 SF 15,000 SF

CHAIN_INKS
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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