

# 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

CONTACT: **Paul Rogozinski**  
 T: 317-789-8164  
 E: Progozinski@VeritasRealty.com

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LEASE**

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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	Vu Pham Nail Salon	3,240 SF
2513	Ice Cream Shop/Desserts	1,400 SF	2539	Planet Fitness	18,000 SF
2517	Copper Phoenix Studio	2,000 SF	2543	AVAILABLE	5,500 SF
2519	Advance America	2,080 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
<b>Total GLA</b>		<b>108,060 SF</b>			

**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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