

# Retail Space Available For Lease

## Bel-Aire Shopping Center

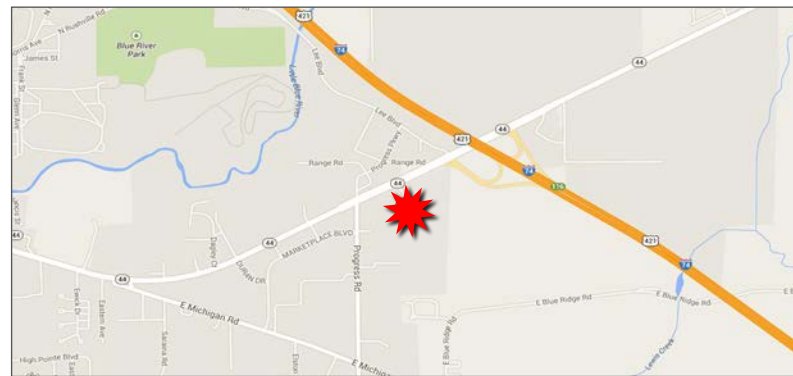
## 1,200-30,000 SF

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	Dayton Family Restaurant	2,560 SF	2525	Rent-A-Center	4,800 SF
2507	AVAILABLE	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	AVAILABLE	3,240 SF
2513	AVAILABLE	1,400 SF	2539	Planet Fitness	18,000 SF
2517	AVAILABLE	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	AVAILABLE	30,000 SF
<b>Total GLA</b>		<b>107,380 SF</b>			

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