

Retail Space Available For Lease

Bel-Aire Shopping Center

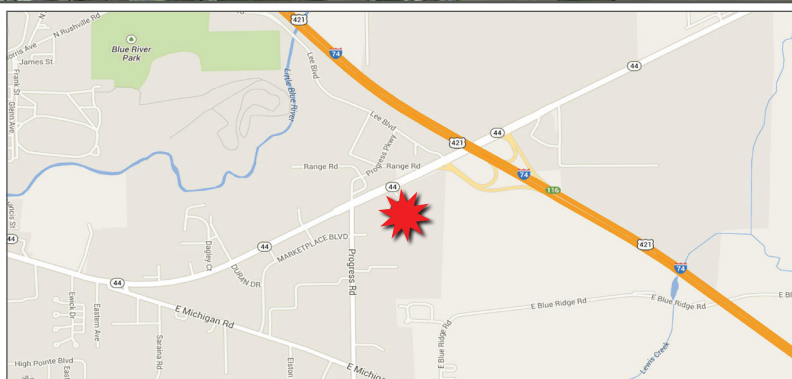
1,200-18,000 SF

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



Property Highlights:

- Conveniently located near the intersection of I-74 and State Road 44
- Join anchor tenants Orscheln Farm & Home, Dollar Tree, 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 | 3 mile | 5 mile | 10 mile |
|-----------------------|------------|----------|----------|
| Estimated Population | 20,308 | 24,815 | 36,329 |
| Est. Avg. HH Income | \$50,646 | \$52,939 | \$56,659 |
| Traffic Counts | | | |
| State Road 44 | 18,340 ADT | | |
| Interstate 74 | 28,600 ADT | | |



VERITAS REALTY

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Site Plan



| Suite | Tenant | Size | Suite | Tenant | Size |
|------------------|--------------|-------------------|-----------|----------------------|-----------|
| 2503 | AVAILABLE | 1,340 SF | 2523 | Dollar Tree | 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 | AVAILABLE | 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 | AVAILABLE | 5,700 SF | 2601 | AVAILABLE | 3,200 SF |
| 2521 | AVAILABLE | 6,000 SF | 2603 | AVAILABLE | 2,200 SF |
| Total GLA | | 110,980 SF | | | |



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