

# The Crossing Shopping Center

Newly Renovated

100% Leased

GLA: 6,400 SF

1870 & 1910 N State St, North Vernon, IN 47265

Project Overview

Aerial (Market)

Site Plan

Photos



## Property Highlights:

- 6,400 SF building on 0.95 acres
- Newly renovated exterior
- Best small shop retail center in market
- Located at the busy intersection of SR 3 and SR 7 with traffic signal in the core of North Vernon / Jennings' County trade area
- Nearby retailers include Wal-Mart Super Center, Save-A-Lot Grocery, Orscheln Farm & Home, Auto Zone, O'Reilly Auto Parts, McDonalds, and more



Demographics	1 mile	3 mile	5 mile
2018 Population	3,462	10,513	16,135
Households	1,392	4,020	6,098
2018 Avg. HH Income	\$51,788	\$59,527	\$59,579

For more information contact:

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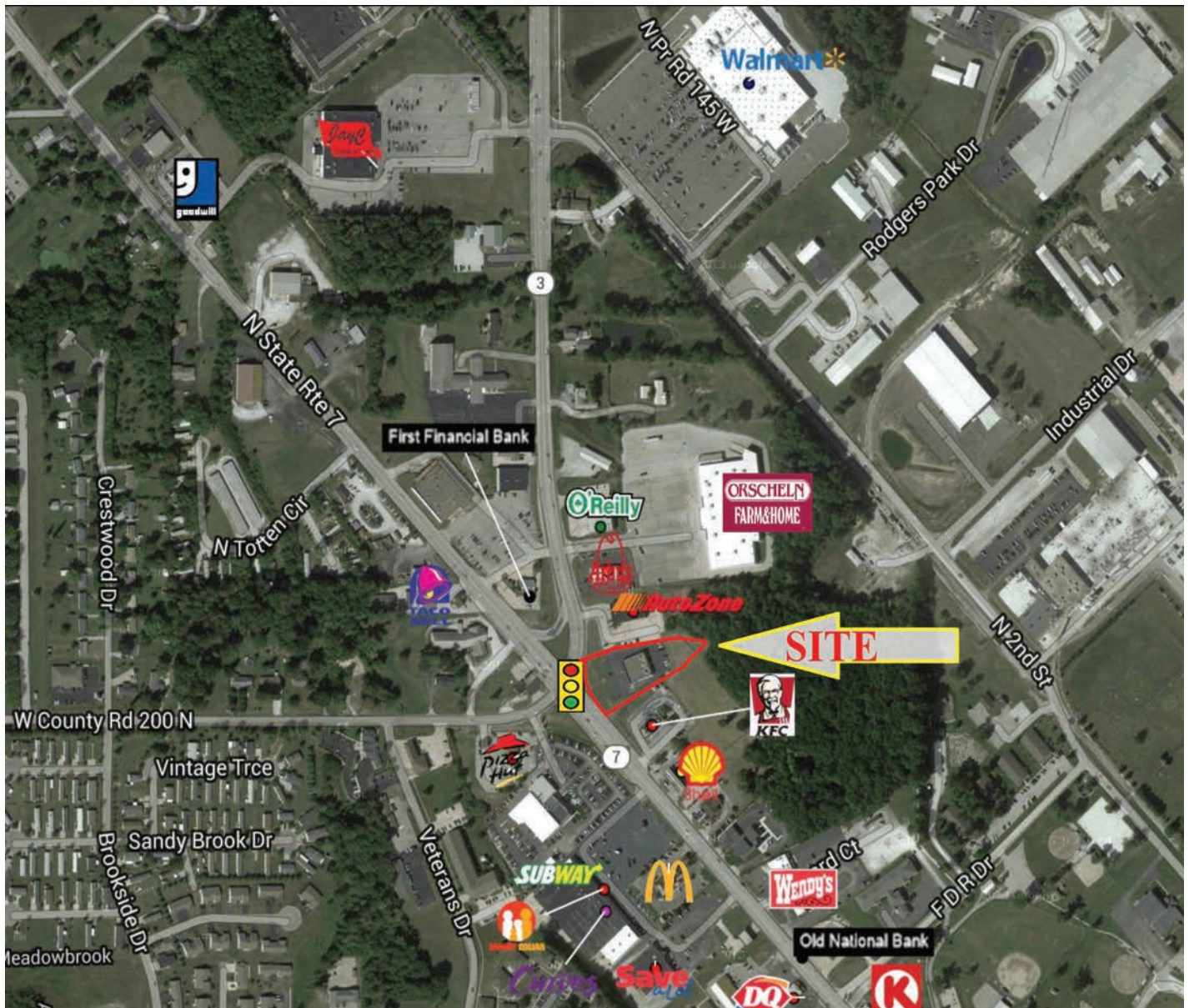
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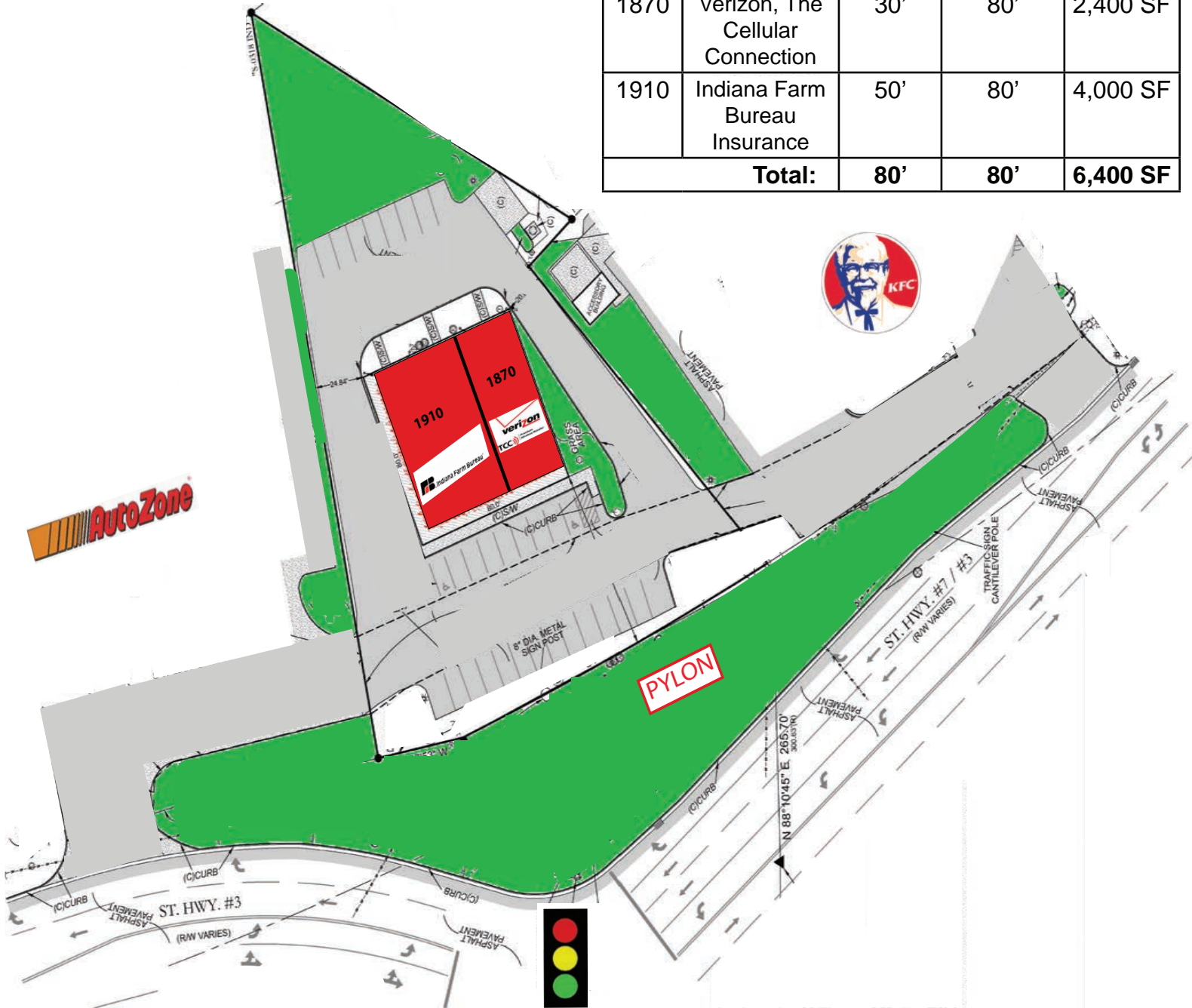
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Suite #	Tenant:	Frontage:	Depth:	Size:
1870	Verizon, The Cellular Connection	30'	80'	2,400 SF
1910	Indiana Farm Bureau Insurance	50'	80'	4,000 SF
<b>Total:</b>		<b>80'</b>	<b>80'</b>	<b>6,400 SF</b>



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AFTER REMODEL

North Vernon, IN



BEFORE REMODEL



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