RIVERGATE SHOPPING CENTER
4,800 - 6,527 SF FOR LEASE

VERITAS REALTY

1818 IN-44 , Shelbyville, IN 46176



PROPERTY HIGHLIGHTS:

- 4,800 SF Coming Available February 1st 2027
- 6,527 SF former fitness space for lease anchored by Rural King
- Trade area is anchored by Kroger, Rural King, Walmart, Ace Hardware, Harbor Freight, Ollie's Bargain Outlet, and more!
- Located on SR-44 (20,058 VPD), the main retail corridor in Shelbyville, and in close proximity to I-74 (38,534 VPD).
- Shelbyville is the county seat of Shelby County and features 21,000+ residents with median household incomes exceeding $75,000.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	22,057	25,937	37,346
Average HH Income	$82,922	$86,902	$92,898
Daytime Population	17,944	21,012	28,540

CONTACT:

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FOR LEASE

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MARKET AERIAL

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SITE PLAN

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