

RIVERGATE SHOPPING CENTER

6,527 SF FOR LEASE



1818 IN-44 , Shelbyville, IN 46176



PROPERTY HIGHLIGHTS:

- 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: **Camden Chadd**
T: 317-472-1800
E: Camden@VeritasRealty.com



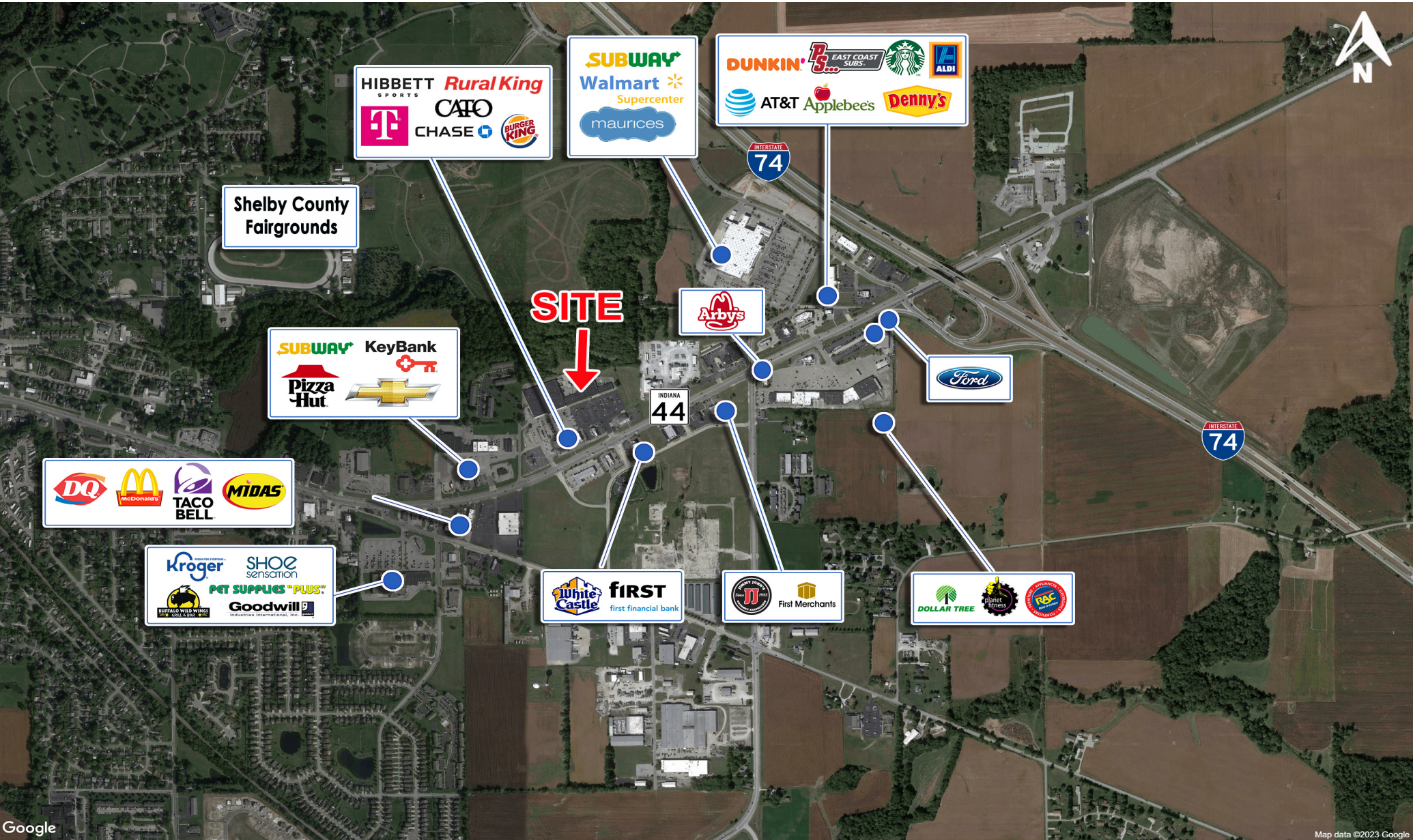
**FOR
LEASE**
www.VeritasRealty.com

RIVERGATE SHOPPING CENTER

6,527 SF FOR LEASE

MARKET
AERIAL

1818 IN-44 , Shelbyville, IN 46176



RIVERGATE SHOPPING CENTER

6,527 SF FOR LEASE

SITE PLAN

1818 IN-44 , Shelbyville, IN 46176

