

FOR LEASE > RETAIL



Junction Plaza

1620 E STATE ROAD 44, SHELBYVILLE, IN 46176



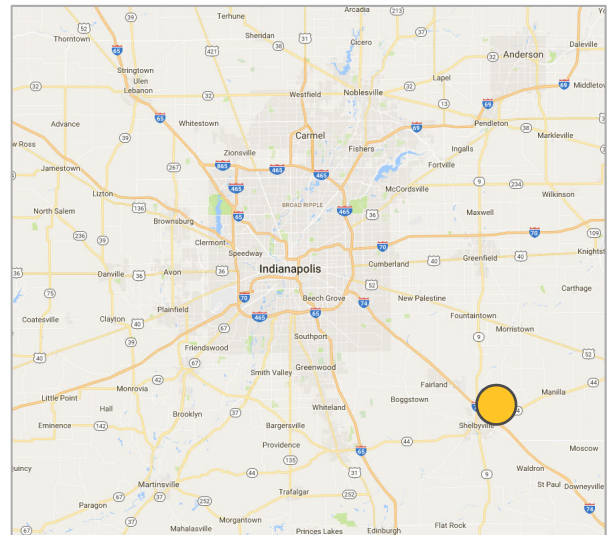
SPRING into a Deal at Junction Plaza!!

Spring Special Starting at \$9.00 / SF NNN

Up to 3-Month Rent Abatement w/ 5-Year Term

Property Highlights

- > ± 4,300 – 10,000 SF of retail and / or commercial space available for lease
- > ± 70,787 SF total shopping center
- > Located in Shelbyville's primary commercial corridor
- > Units available:
 - ± 10,000 SF
 - ± 4,300 SF
- > Permitted Uses: retail, entertainment venue, general office and medical
- > Easy access to Interstate 74
- > Join Tenants: Studio 10 Cinemas, Enterprise, Elwood Staffing, Dr. Tavel Optical, A Total Tan, Jane Pauley Community Health Center, and Cholula Mexican



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Property Overview



PROPERTY INFORMATION	
Building Size	70,787 SF
Zoned	BH – Business Highway
Year Built	1976
Year Renovated	1994
Available Units	Unit 1626: ± 10,000 SF Unit 1640: ± 4,300 SF
Current Tenants	Studio 10 Cinemas Enterprise Elwood Staffing Dr. Tavel Optical A Total Tan Jane Pauley Community Health Center Cholula Mexican



Area Amenities



Area Overview



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2017	4,382	21,050	24,054
Population Projected 2022	5,622	21,701	24,751
Average Household Income	\$52,695	\$58,112	\$60,814
Total Households 2017	1,850	8,715	9,937
Households Projected 2022	2,245	8,646	9,887

AVERAGE DAILY TRAFFIC

E State Road 44	23,821 cars/day
E Michigan Road	4,768 cars/day

For more information, please contact:

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