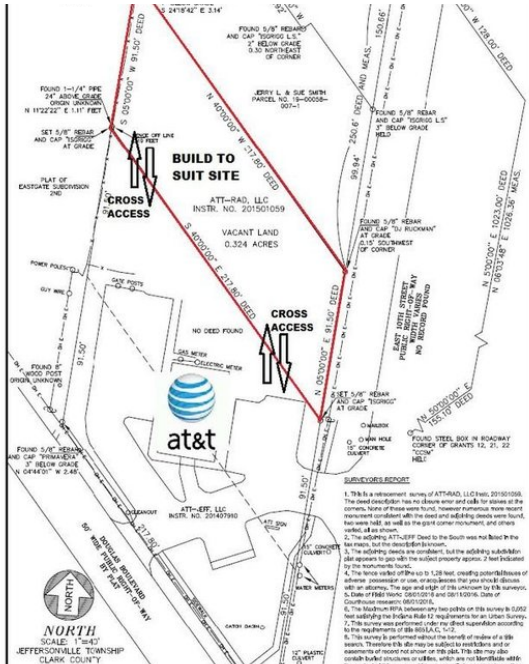




# Site On 10th Street In Jeffersonville-Sale

3117 E 10th St, Jeffersonville, IN 47130



## Offering Summary

Sale Price:	\$199,000
Lot Size:	0.32 Acres
Price / Acre:	\$621,875
Zoning:	C-1
Market:	Louisville
Submarket:	Jeffersonville, IN
Traffic Count:	30,000

## Property Overview

High traffic development located next to AT&T.

## Property Highlights

- Highly visible development site located on 10th Street in Jeffersonville across the street from Meijers.
- The site is also available for ground lease or for a qualified tenant the owner would consider a build to suit. Up to 3000 square feet could be built on the site.
- This site is located adjacent to the AT&T store which is located at the corner of Douglas Boulevard and 10th Street.
- Cross over access and parking is available through the AT&T property.

### EXCLUSIVELY MARKETING BY

**WILL DUNCAN**

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CELL: 502.905.3107

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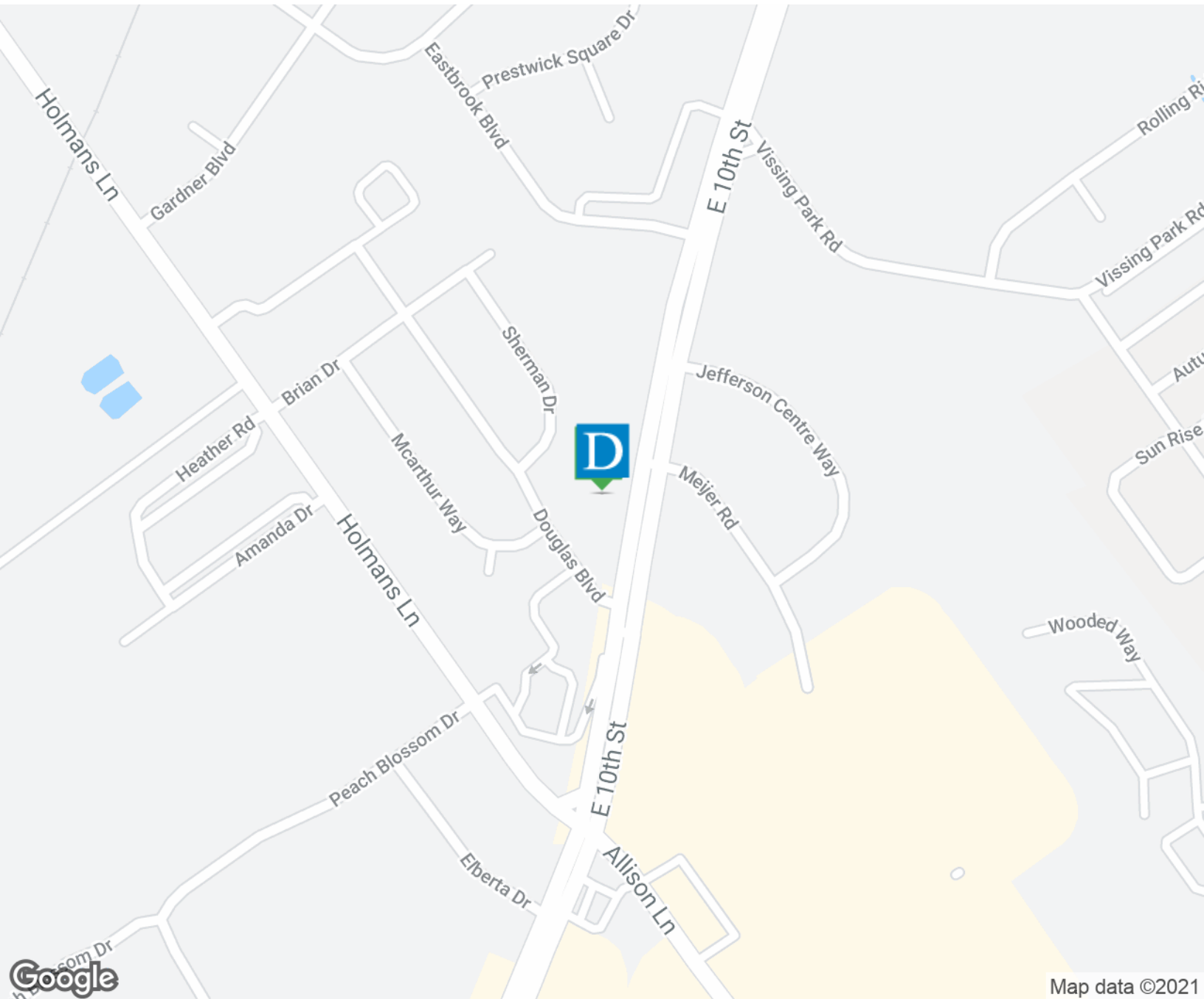


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Map data ©2021

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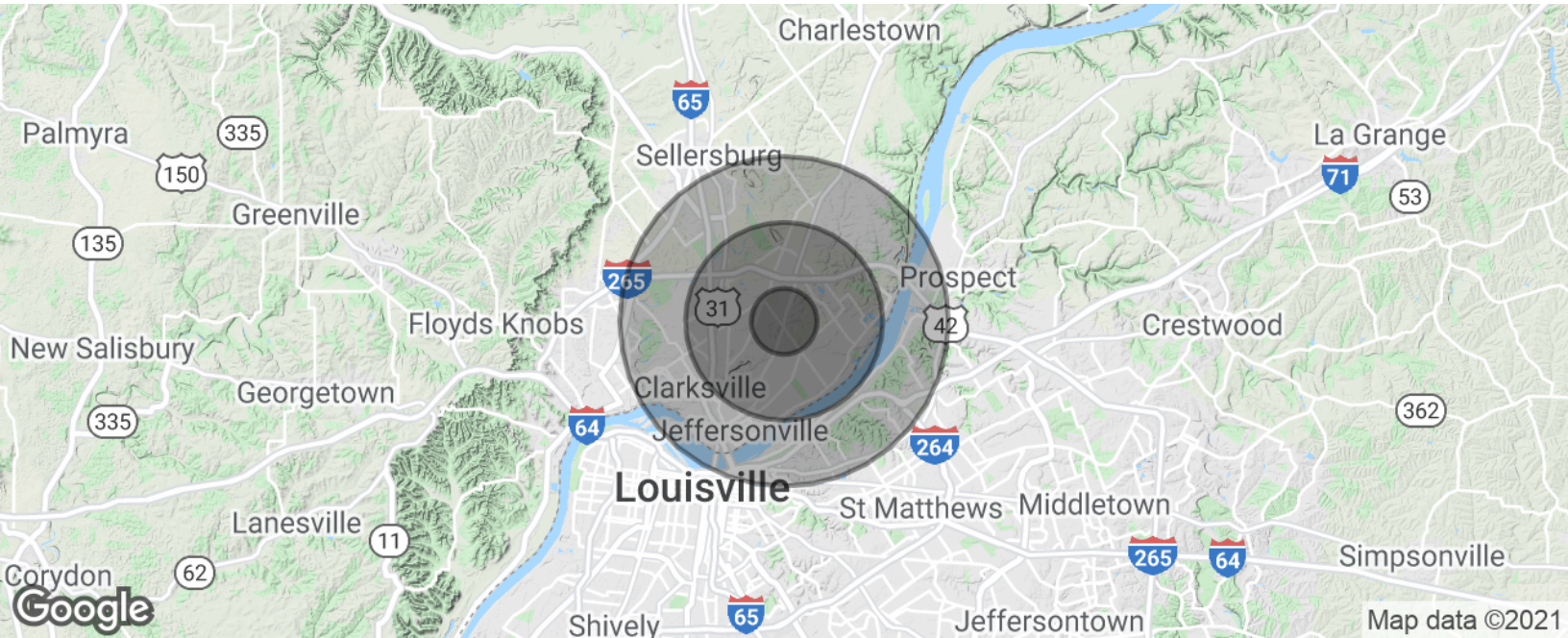


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# Site On 10th Street In Jeffersonville-Sale

3117 E 10th St, Jeffersonville, IN 47130



## Population

	1 Mile	3 Miles	5 Miles
Total Population	7,622	42,978	107,938
Average age	34.4	38.2	38.3
Average age (Male)	33.5	37.0	36.7
Average age (Female)	36.1	39.9	40.1

## Households & Income

	1 Mile	3 Miles	5 Miles
Total households	3,303	18,165	45,690
# of persons per HH	2.3	2.4	2.4
Average HH income	\$55,173	\$59,087	\$62,415
Average house value	\$118,356	\$131,625	\$151,160

\* Demographic data derived from 2010 US Census

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