



BRIDGEPOINTE COMMONS

A PREMIER MIXED USE DEVELOPMENT



Bridgepointe Commons is a new construction, mixed use development, located in Jeffersonville, Indiana (Louisville MSA) at the “gateway” to the River Ridge Commerce Center and less than four miles Louisville’s new east end bridge.

Featuring 77 acres, Bridgepointe Commons boasts incredible outlot, in-line and big/jr. box retail, hospitality, medical/corporate office and entertainment opportunities, all well designed in a modern mixed-use development plan.

Retailers and hospitality providers will be able to take advantage of the interstate exposure from I-265 and ease of access of a new signalized intersection. Bridgepointe Commons is also one of the few major developments in the area offering sites for both sale and lease.

Bridgepointe Commons is ready-to-build with infrastructure in-place.

OPPORTUNITIES INCLUDE:

- » Outparcels
- » Big/Jr. Box Retail
- » In-Line Retail
- » Corporate/ Medical Office
- » Hospitality
- » Entertainment
- » Senior Care/ Medical Facility

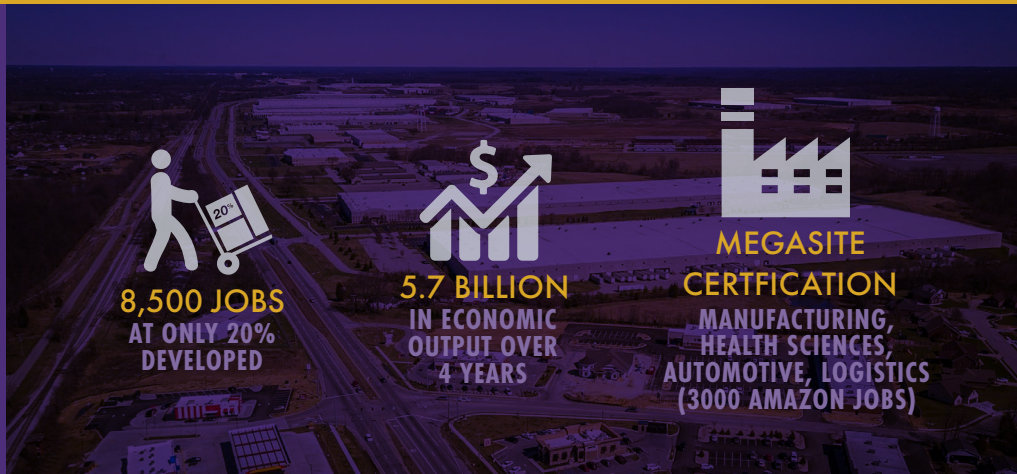


AVAILABLE FOR: SALE / LEASE / GROUND LEASE / BUILD TO SUIT

Only one mile away is the River Ridge Commerce Center, a world class business and manufacturing park that includes more than 6,000 acres for manufacturing, logistic, health sciences and automotive development. River Ridge has already served as an enormous catalyst to the immediate area with the addition of jobs, infrastructure and many quality industrial focused businesses. The projected impact will yield more than \$5.7 billion in economic output by 2020 and 50,000+ new jobs.



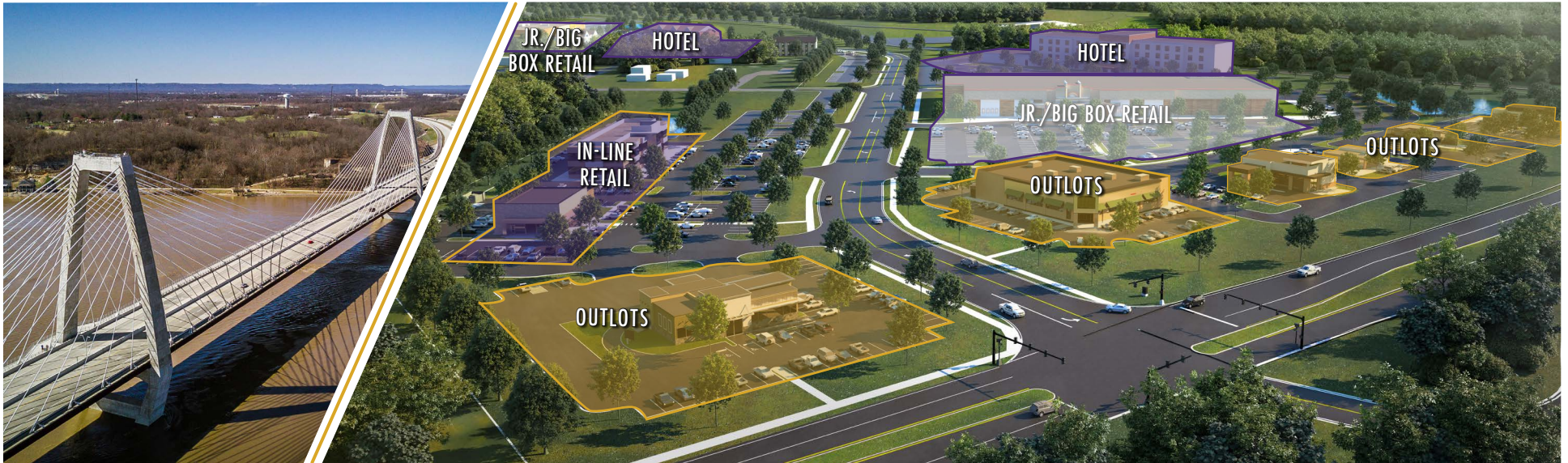
REGIONAL IMPACT



Watch the River Ridge Commerce Center video to learn more.



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JUNIOR BOX, BIG BOX & IN-LINE RETAIL

Bridgepointe Commons is offering prime retail space to junior and big box retailers, entertainment providers, and users looking to take advantage of great in-line opportunities. The Bridgepointe Commons development team is prepared to ground lease, sell or build to suit on several different parcels identified within the development for users that fall into this category.

Rental Rate: Jr./Big Box \$7.95-14.95 psf **Lease Type:** NNN

Inline \$20-25 psf **Lease Type:** NNN

OUTPARCELS

Prime Outlots are available at Bridgepointe Commons to users seeking high exposure and great frontage to IN-Hwy 62, the corridor leading to River Ridge Commerce Center. Ease of access from the new, signalized intersection that leads into the development, high traffic counts, and the rapid growth nature of the area makes this a rare opportunity for QSR, service based retail providers, freestanding bank or medical, auto related retail and others. Outlot pricing ranges depending on location and size, for further details please contact PRG Commercial Property Advisors.

Build to suit: \$25-35 psf **Lease type** NNN

Ground Lease: \$100,000-\$120,000 per acre annually

Purchase: \$500,000-\$1,000,000 per acre



HOSPITALITY

Bridgepointe Commons is also ideally situated for hoteliers, who will greatly benefit from the high level of corporate activity River Ridge is creating. Located off the first major Indiana exit across the East End Bridge, and along I-256, a high level of interstate exposure is readily available. The development team at Bridgepointe Commons has strategically identified several hotel sites within the development, all of which are situated to have maximum interstate exposure.

Purchase: \$350,000 per acre

MEDICAL & CORPORATE OFFICE

Because of its proximity to River Ridge Commerce Center and great location along the IN HWY 62 corridor & I-265, Bridgepointe Commons is an ideal site for a corporate headquarters or medical facility. Office or medical users will be able to take advantage of the many restaurants, retail and entertainment options the development is attracting.

Pricing: See agent



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