

FOR SALE

MEIJER- SHADOWED RETAIL CENTERS

2760 & 2781 JEFFERSON
CENTRE WAY

Jeffersonville, IN 47130



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,700,000
BUILDING SIZE:	27,775 SF
AVAILABLE SF:	1,190 - 6,335 SF
LOT SIZE:	3.548 Acres
PRICE / SF:	\$97.21
YEAR BUILT:	2005
ZONING:	C-2
MARKET:	Jeffersonville

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present two Meijer Shadow Retail Centers FOR SALE in Jeffersonville, IN. This is a unique opportunity to acquire these high traffic properties in a prominent part of Jeffersonville. These properties are located next to Meijer and Kohl's and are in the same corridor as the new Kroger Development which includes tenants such as Chick-fil-A, Feeder's Supply, and Starbucks. These two centers house SuperCuts, Star Sushi, and Physical Therapy, and many others, and provide the opportunity to inherit existing cash flow with upside potential through leasing small shop vacancy.

For more information please contact Nathan Dilly at 859.420.5492 / nathan.dilly@svn.com, Weston Lockhart at 859.317.3538 / weston.lockhart@svn.com, Bill Menish at 502.939.0399 / bill.menish@svn.com, or Matt Stone at 859.351.5444 / matt.stone@svn.com.

PROPERTY HIGHLIGHTS

- Value-Add Meijer Shadow-Anchored Retail Centers
- Located just off 10th Street (24,000 VPD)
- Near 40% Vacancy Giving Huge Upside Potential
- 7% Cap Rate On In-Place NOI

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COMPLETE HIGHLIGHTS



2781 JEFFERSON CENTRE WAY

CITY, STATE, ZIP	Jeffersonville, IN 47130
BUILDING SIZE	15,965 SF
ACERAGE	1.478 acres
YEAR OF CONSTRUCTION	2004
EXTERIOR	Brick
PROPERTY TAX RATE	3.2897%
TAX-ASSESSED VALUE	\$1,019,100

2760 JEFFERSON CENTRE WAY

CITY, STATE, ZIP	Jeffersonville, IN 47130
BUILDING SIZE	11,810 SF
ACERAGE	1.111 acres
YEAR OF CONSTRUCTION	2004
EXTERIOR	Brick
PROPERTY TAX RATE	3.2897%
TAX-ASSESSED VALUE	\$1,192,400

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**Meijer-Shadowed
Retail Center
For Sale / Lease**
2760 & 2781 Jefferson Centre Way
Jeffersonville, IN
Zoned C-2

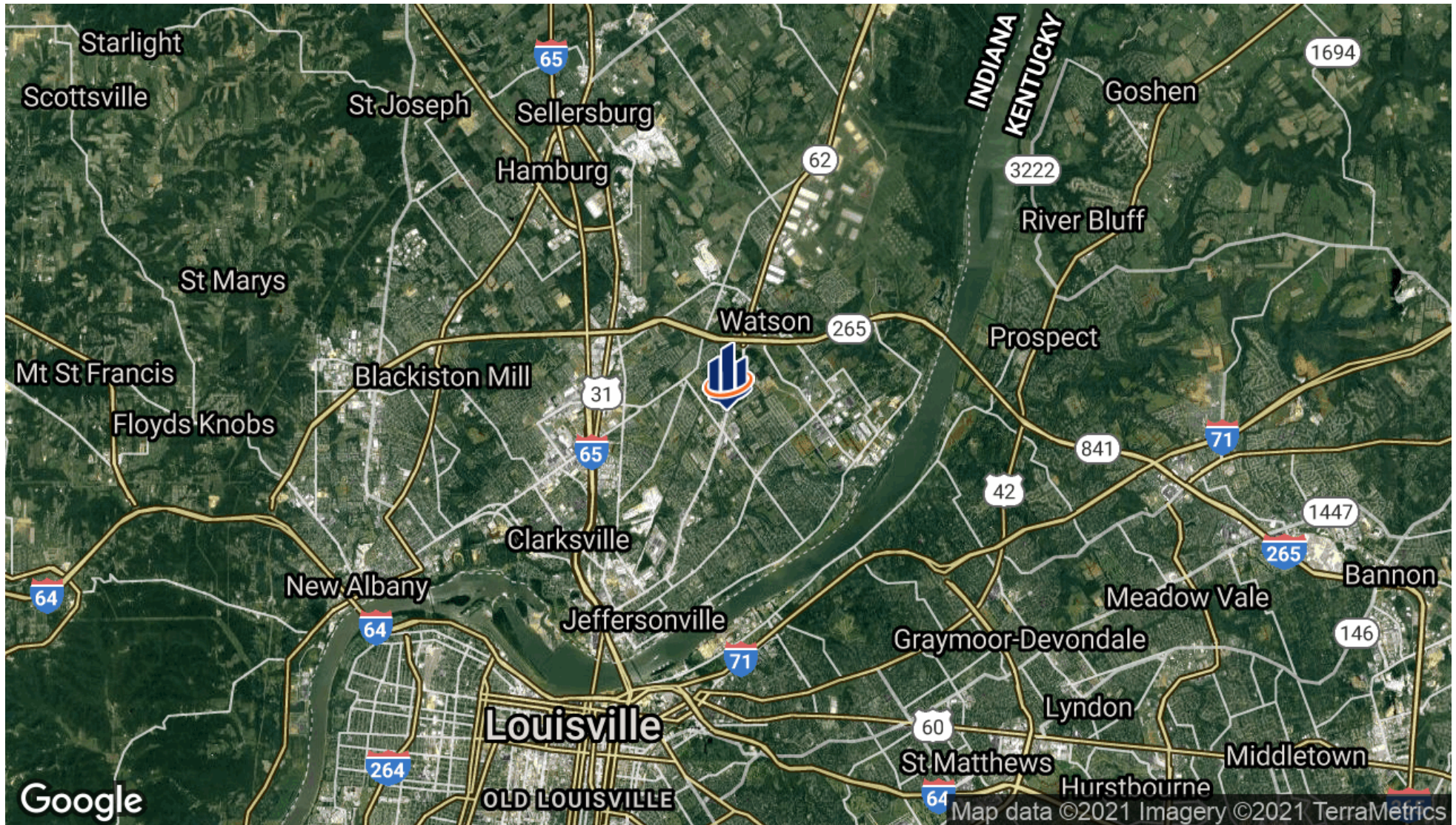
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LOCATION MAPS



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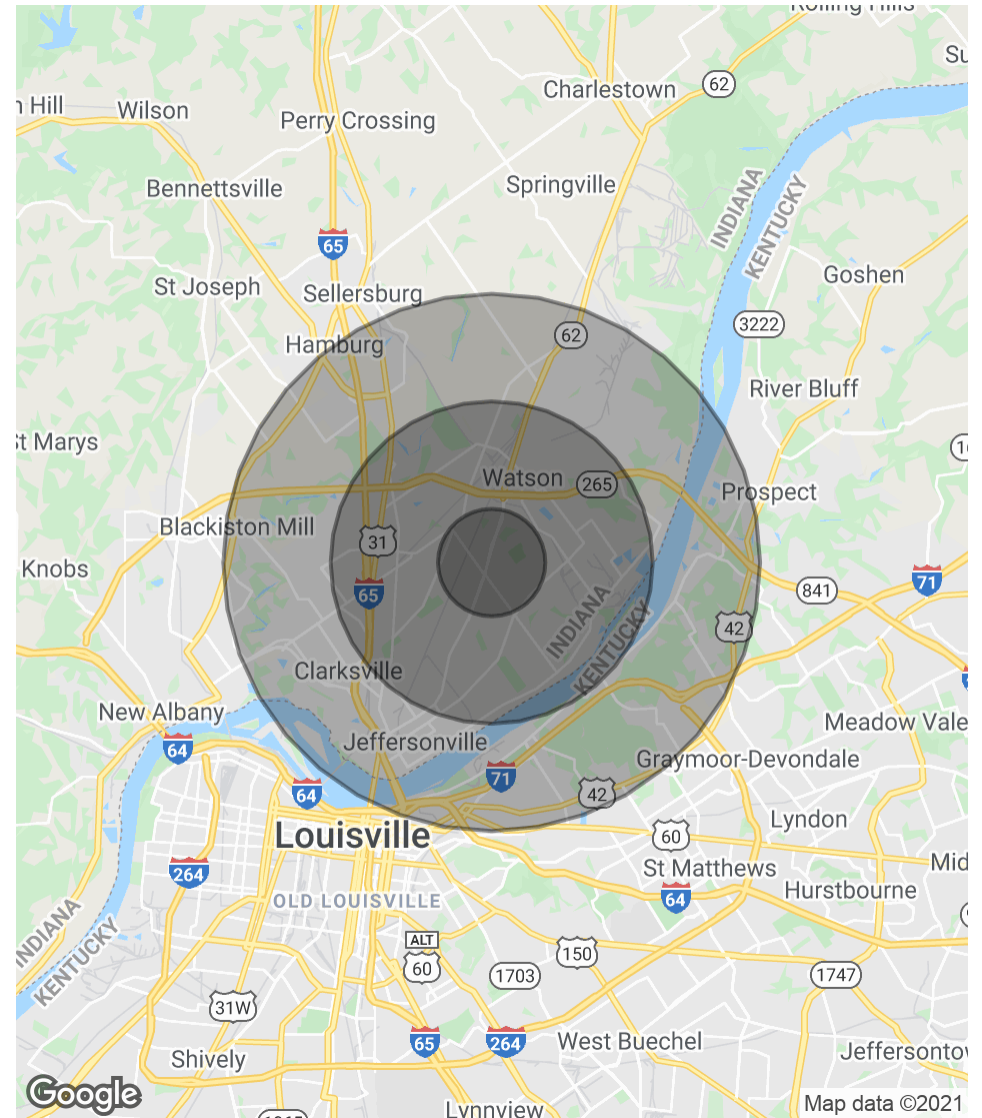
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,506	42,229	106,298
AVERAGE AGE	33.8	38.1	38.4
AVERAGE AGE (MALE)	33.0	37.0	36.8
AVERAGE AGE (FEMALE)	35.3	39.7	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,264	17,805	44,986
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$54,432	\$60,061	\$63,287
AVERAGE HOUSE VALUE	\$118,237	\$132,783	\$151,398

* Demographic data derived from 2010 US Census



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