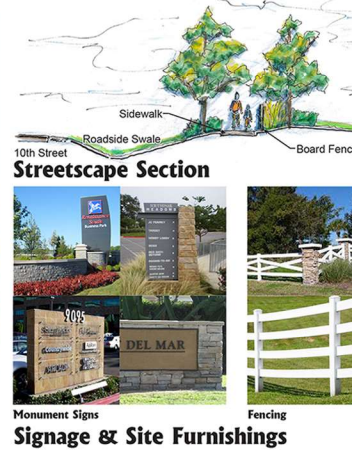
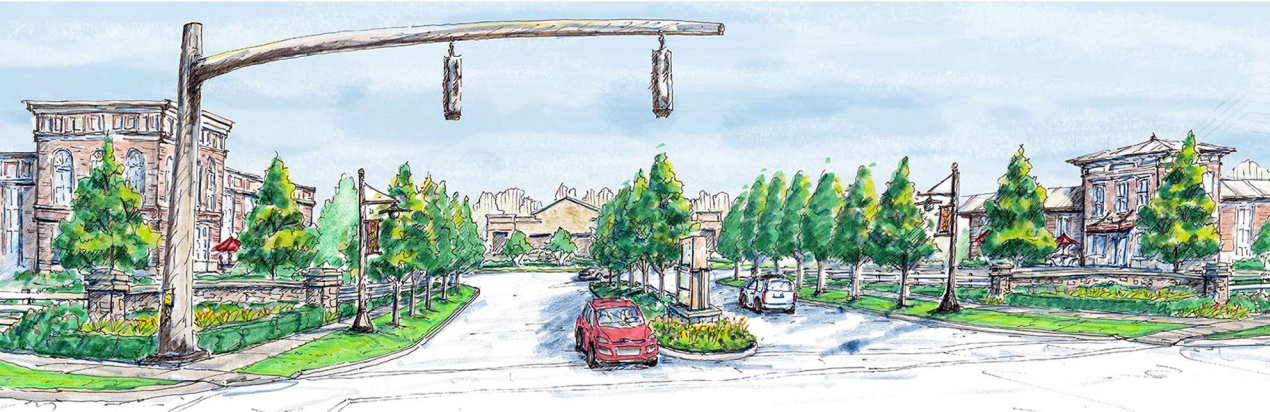


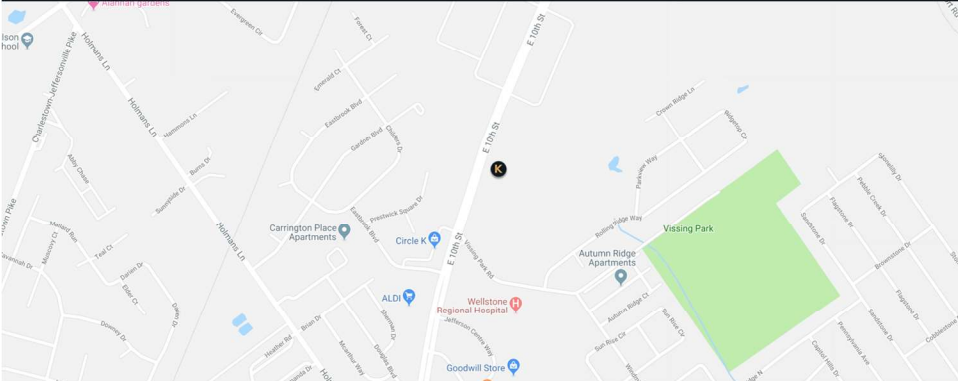
Jefferson Ridge Concept Plan



JEFFERSON RIDGE

Jefferson Ridge is located directly off of I-265 and Highway 62, at the first major interchange off of the new East End bridge connecting Louisville to Southern Indiana. There are countless opportunities for retail, multifamily, and hotels. This location is situated directly next to the River Ridge Commerce Center, a 6,000+ acre industrial, office, and research campus that is estimated to bring 100,000 jobs to the market within the next 5 to 10 years, and across from a new Kroger Marketplace. Fifteen acres were also recently sold to Baptist Health Care. This development features outparcels and large land site availability.

📍 3508 E. 10th Street, Jeffersonville, KY 47130



👤 Leasing Contact



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SITE PLAN



01	AVAILABLE	1.9 ACRES
02B	AVAILABLE	9,335 SQ FT (DIVISIBLE)
02C	AVAILABLE	1,563 SQ FT
02D	AVAILABLE	1,648 SQ FT
04-07	AVAILABLE	1.0-2.24 ACRES
08-10 & 12	AVAILABLE	16.87 ACRES (TOTAL)
11	AVAILABLE	7.43 ACRES

EXISTING TENANTS

02A Verizon

02E McAlister's Deli

03 First Savings Bank



THE PROPERTY

MARKET

Jeffersonville, IN

AREA

34 Acres of Development /
18,617 SF Building Completed

SPACES AVAILABLE

13



THE POPULATION

WITHIN 3 MILES

OVERALL

39,525

DAYTIME

38,222



HOUSEHOLDS

WITHIN 3 MILES

HOUSEHOLD INCOME

\$70,721

AVG HOME VALUE

\$161,382

LOCATION DEMOGRAPHICS

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

POPULATION

7,931

39,525

98,767

DAYTIME POPULATION

5,655

38,222

99,797

AVERAGE HOUSEHOLD INCOME

\$68,278

\$70,721

\$77,905

AVERAGE HOME VALUE

\$156,662

\$161,383

\$227,172

Lot 1
2.05 Ac.
(1.00 Usable)

Lot 2
1.03 Ac.

Lot 6
0.97 Ac.

Lot 7
0.97 Ac.

Lot 8
0.98 Ac.

Lot 9
1.08 Ac.

Lot 11
15.07 Ac.
14,644
182,000 S.F.
(581 Parking Spaces)

Lot 12
14.00 S.F.
(300 Parking Spaces)

Lot 13
5.00 Ac.
Medical
Office Building
7-Story
20,000 S.F.