


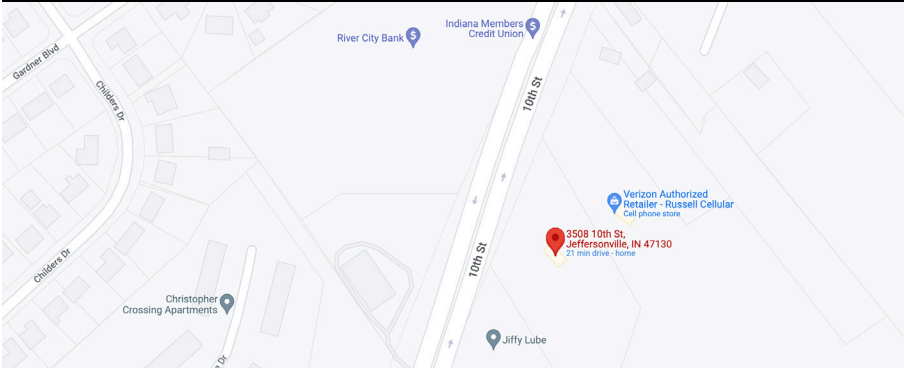


JEFFERSON RIDGE

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, IN 47130

 Leasing Contact



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SITE PLAN

EXISTING TENANTS

OUTLOT 1

1a	Starbucks
1b	Green District
1c	AVAILABLE 4,575 sf
1d	Sherwin Williams

OUTLOT 1

2a	McAlister's Deli
2b	Vision First
2c	Crumble Cookies
2d	Pizza Hut

2e Retina Associates

2f Verizon

3 First Savings Bank

4 AVAILABLE 1.4 acres

5 AVAILABLE 1 acre

6 L&N Federal Credit Union

7 Baptist ER & Urgent Care

8 AVAILABLE 6.7 acres

AVAILABLE FOR LEASE



1

4,575 sq ft



2

10,200 sq ft



4

1.4 acres



5

1 acre



8

6.7 acres



THE PROPERTY

MARKET

Jeffersonville, IN

AREA

34 acres of development /18,617
sq ft building completed

SPACES AVAILABLE

5



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	\$161,382	\$227,172