

# SHOPPES AT SUNRISE CROSSING

CLIFTY DRIVE & MICHIGAN ROAD, MADISON, IN 47250

# FOR LEASE



## LOCATION DESCRIPTION

Madison, IN boasts a strong regional pull with new development at corner of Clifty Drive & Michigan Avenue in heart of trade area. Madison is the largest city along the Ohio River between Louisville & Cincinnati and has become a popular tourist destination.



## PROPERTY HIGHLIGHTS

- 2,205 SF end-cap with drive-thru available in new retail development
- 2.89 acre pad available
- Join Hobby Lobby, TJ Maxx, Kohl's and Five Below
- Area retailers: Walmart Supercenter, Kroger, Lowe's, ALDI, Bealls, Planet Fitness and American Freight
- Traffic counts on Clifty Drive at Michigan Road: 19,788 ADT

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Population	19,253	32,513	79,494
Households	8,066	12,929	31,202
Avg HH Income (\$)	82,634	84,052	81,998



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SUITE	TENANT NAME	SPACE SIZE
1	Available	2,205 SF
2	Available	2.89 Acres



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