



## Village Plaza

11-26 Village Lane  
Shelbyville, Kentucky 40065

Suite	Rate	Size
20A Village Plaza	Negotiable	7,354 SF
26 Village Plaza	Negotiable	5,301 SF

### Property Highlights

- 94,588 SF grocery-anchored neighborhood center
- 5,301 - 7,354 SF available for lease
- Healthy tenant mix of national, regional and local tenants; Anchored by Save-A-Lot Grocery and Harbor Freight Tools
- Excellent visibility and multiple access points from Midland Trail (US 60) and Mack Walters Road
- Located at a signalized intersection
- Traffic count of 20,398 VPD on Midland Trail in front of the center
- Shelbyville is strategically located on I-64 between Louisville (25 minutes), Frankfort (25 minutes) and Lexington (45 minutes)
- Shelby County ranked No. 1 for the most housing unit growth in the Louisville Metro statistical area and No. 4 in all of Kentucky with a 13.2% increase, which is about 2,200 houses, from 2010 to 2020, according to U.S. census

### For More Information

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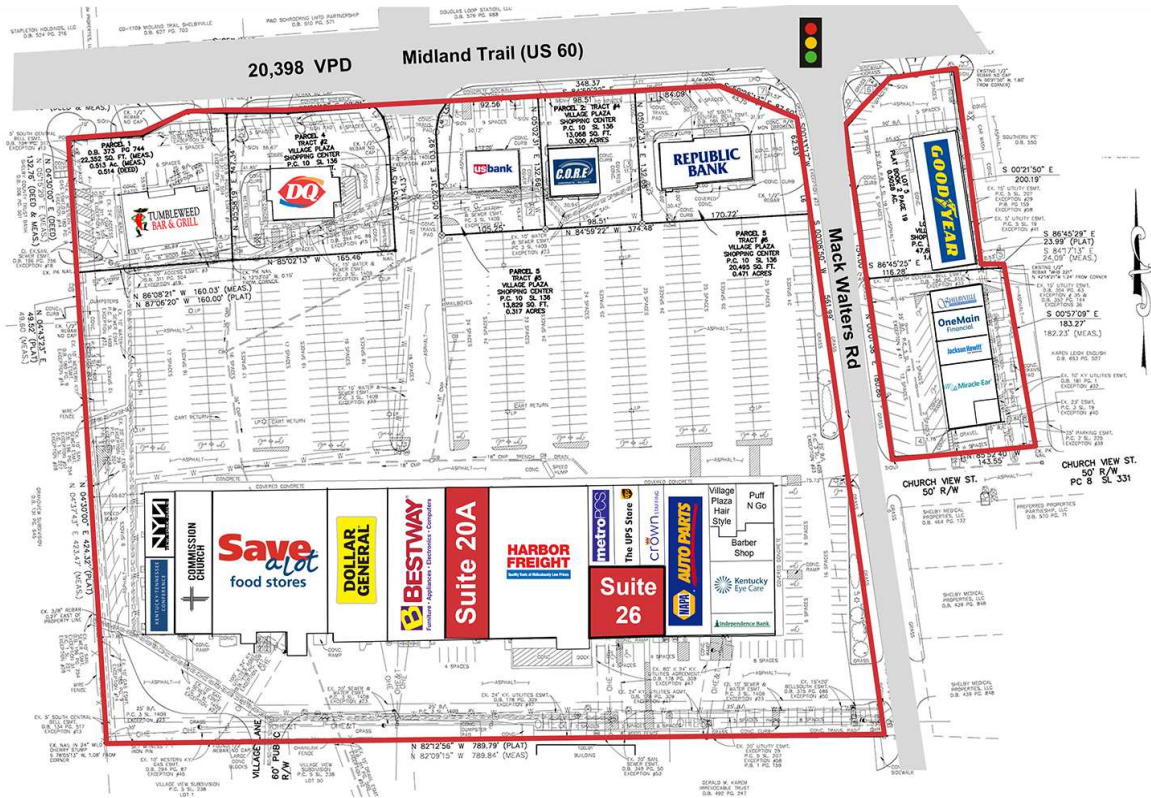
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## Lease Information

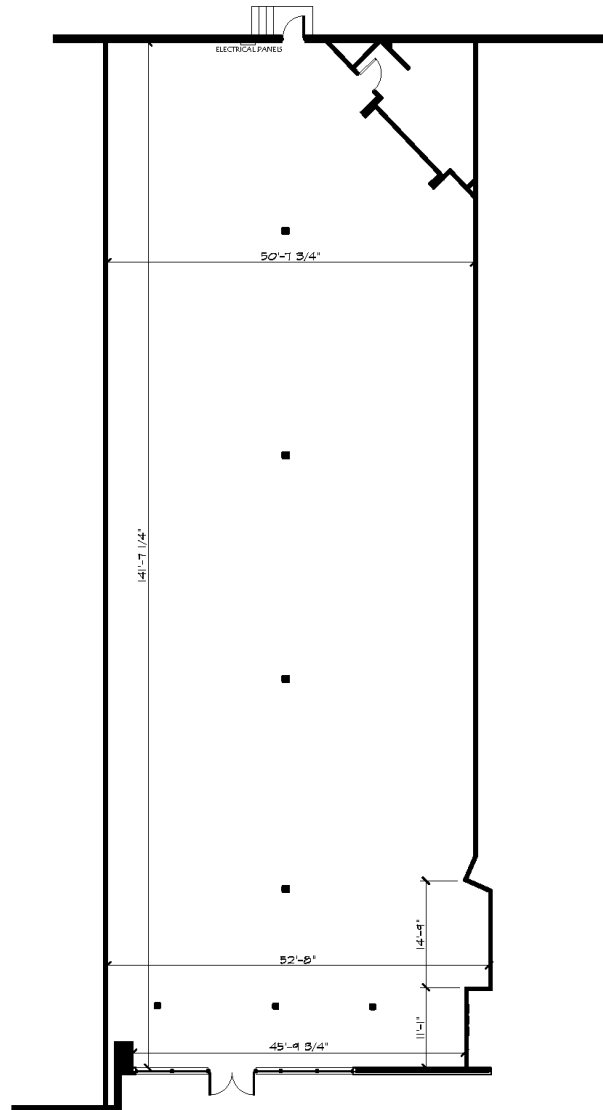
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	5,301 - 7,354 SF	<b>Lease Rate:</b>	Negotiable

## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
20A Village Plaza	7,354 SF	NNN	Negotiable
26 Village Plaza	5,301 SF	NNN	Negotiable







**NOTE:**

- CEILING HAS 4x4 CEILING TILES AT 12'-0\"/>

### Suite 20A FLOOR PLAN

FINISHED AREA = 7,354 SQ. FT.



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SHELBYVILLE VILLAGE PLAZA  
 SUITE 20A, SHELBYVILLE, KY.

TOTAL USEABLE AREA: 7,354 SQ. FT.

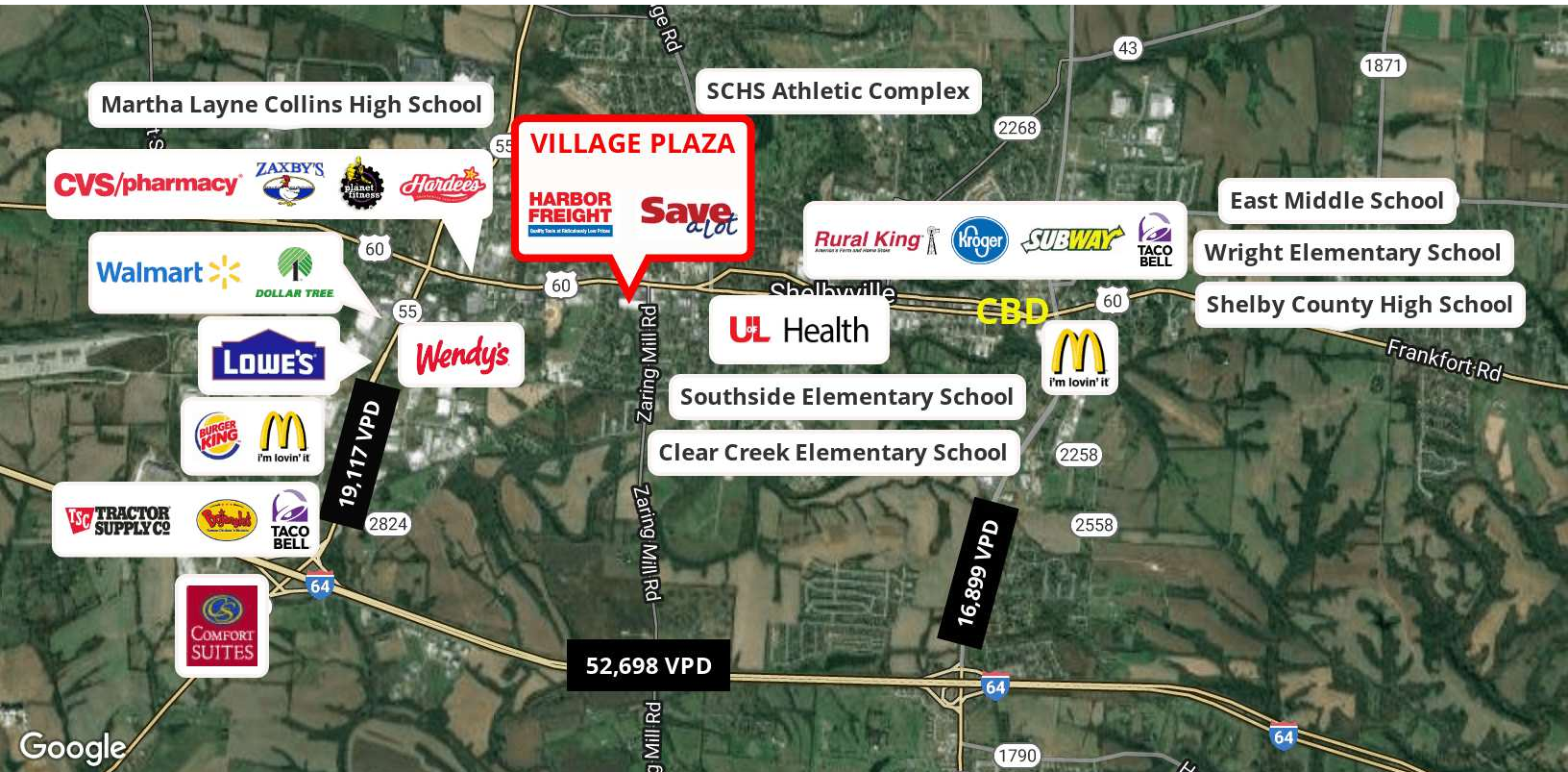
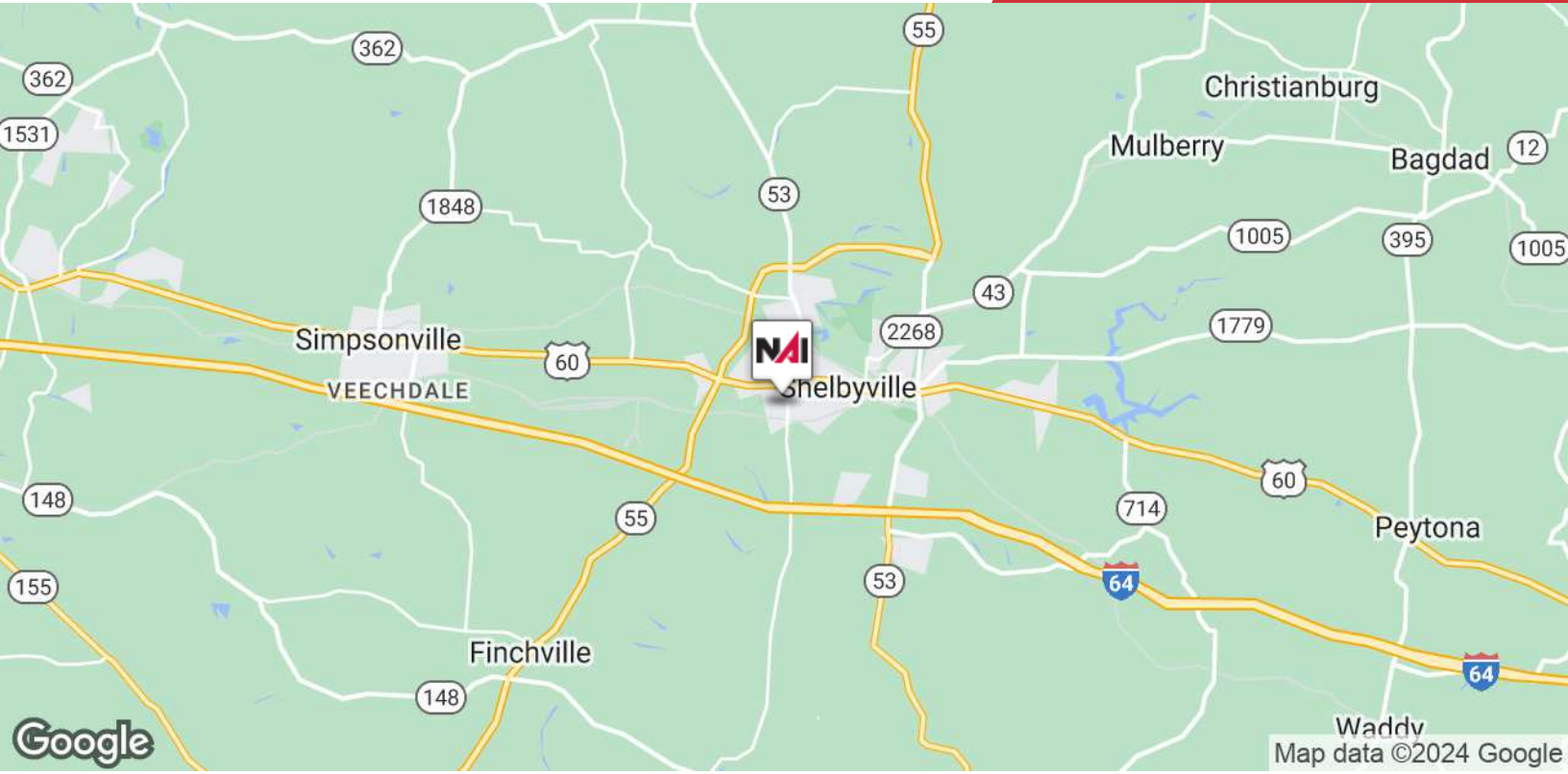
8/30/2022



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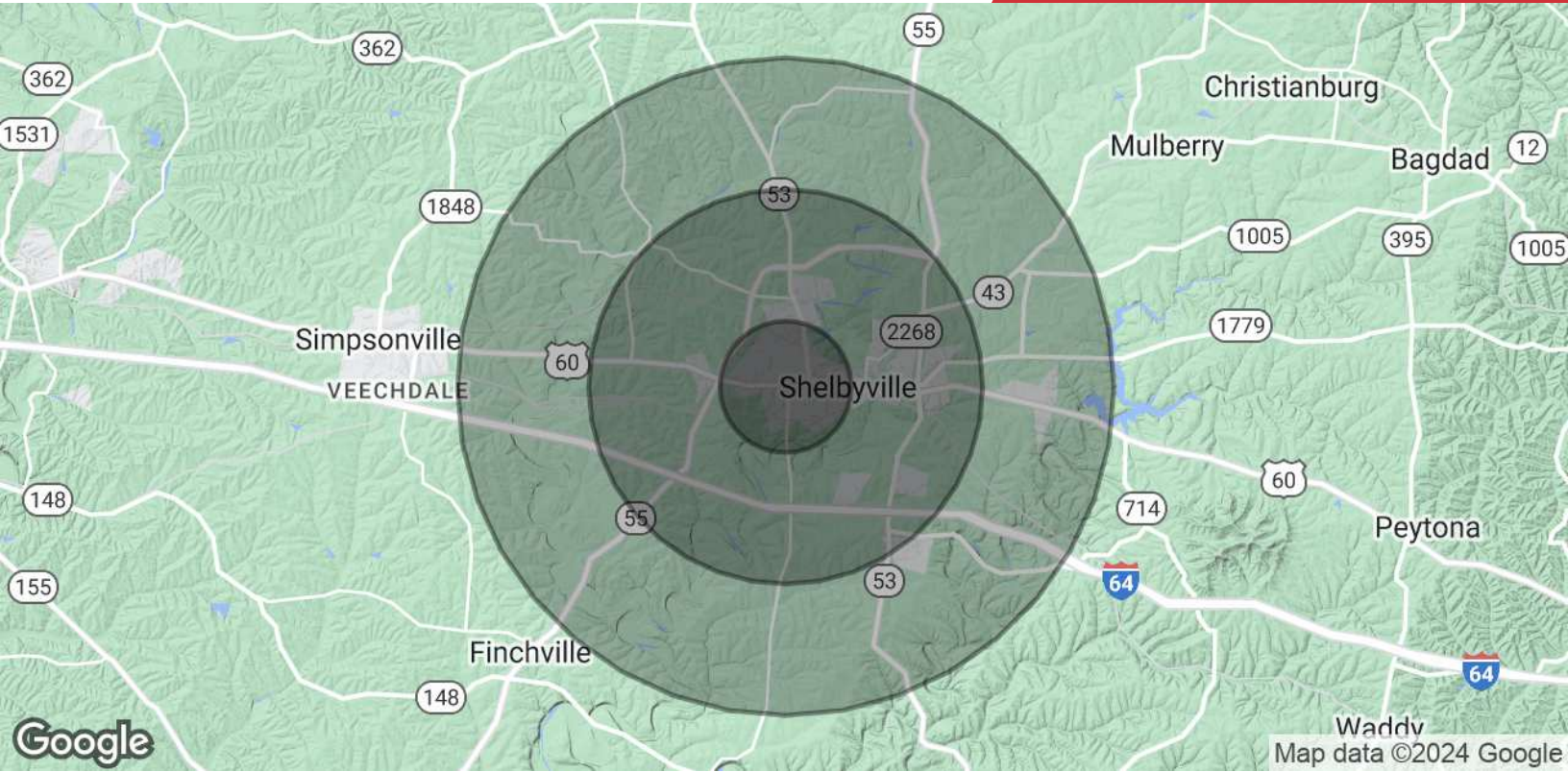




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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	10,033	22,826	29,154
<b>Average Age</b>	38.7	38.1	39.5
<b>Average Age (Male)</b>	36.2	36.6	38.3
<b>Average Age (Female)</b>	41.1	39.9	40.8
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,790	8,626	10,982
<b># of Persons per HH</b>	2.2	2.5	2.5
<b>Average HH Income</b>	\$68,601	\$86,032	\$88,710
<b>Average House Value</b>	\$122,834	\$161,121	\$177,800

\* Demographic data derived from 2022 STDB