



AMGKY

A VERTICALLY INTEGRATED REAL ESTATE FIRM

AVAILABLE PRIME INTERSTATE LAND

EXIT 7

7312 IN-60
Sellersburg, IN 47172



PROPERTY DESCRIPTION

- ▲ Prime Interstate retail/restaurant land sites available for ground lease or build to suit
- ▲ Zoned Highway Business (B-3) suitable for restaurant, retail, and various commercial uses
- ▲ Located at I-65 Exit 7 and Highway 60 in Sellersburg's growing Gateway District
- ▲ Direct visibility from I-65 (78k VPD) and Highway 60 (12k VPD)
- ▲ Easy off/on access to Interstate (first clean on/off access north of the River)
- ▲ Fully Signalized Intersection at Highway 60 and Appleleaf Ln is currently being built out
- ▲ New Wawa convenience store and fuel station under construction on the adjacent corner property
- ▲ Sites are 1 mile north of I-265 interchange, 7 miles north of downtown Louisville, 0.5 miles from Clark County Regional Airport.



IMMEDIATE AREA



SURROUNDING TRADE AREA





DEMOGRAPHICS

Population



1 mile:	4,069
3 miles:	31,404
5 miles:	90,156

Number of Households



1 mile:	1,510
3 miles:	11,994
5 miles:	36,561

Median HH Income

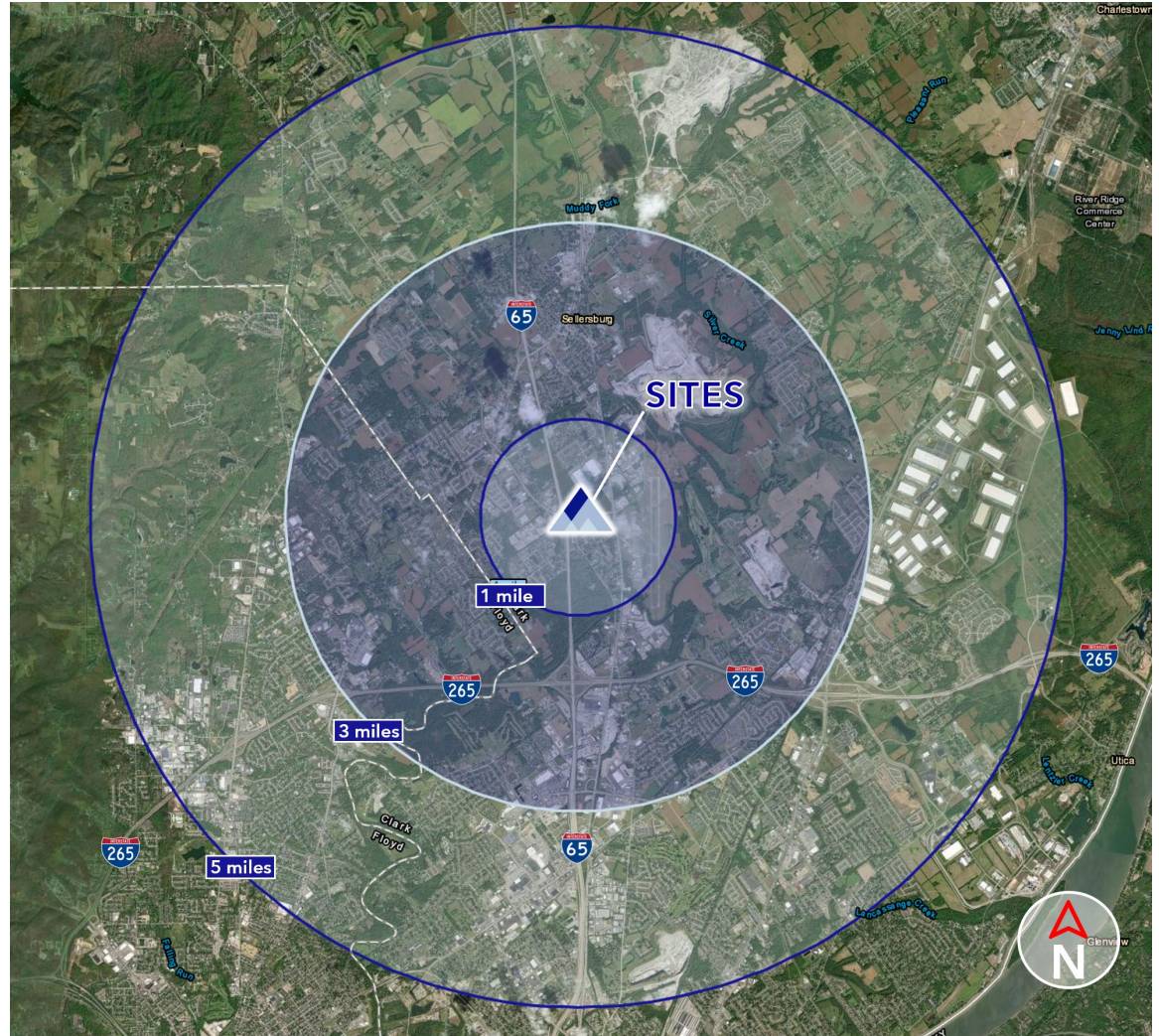


1 mile:	\$69,999
3 miles:	\$80,351
5 miles:	\$74,866

Number of Businesses

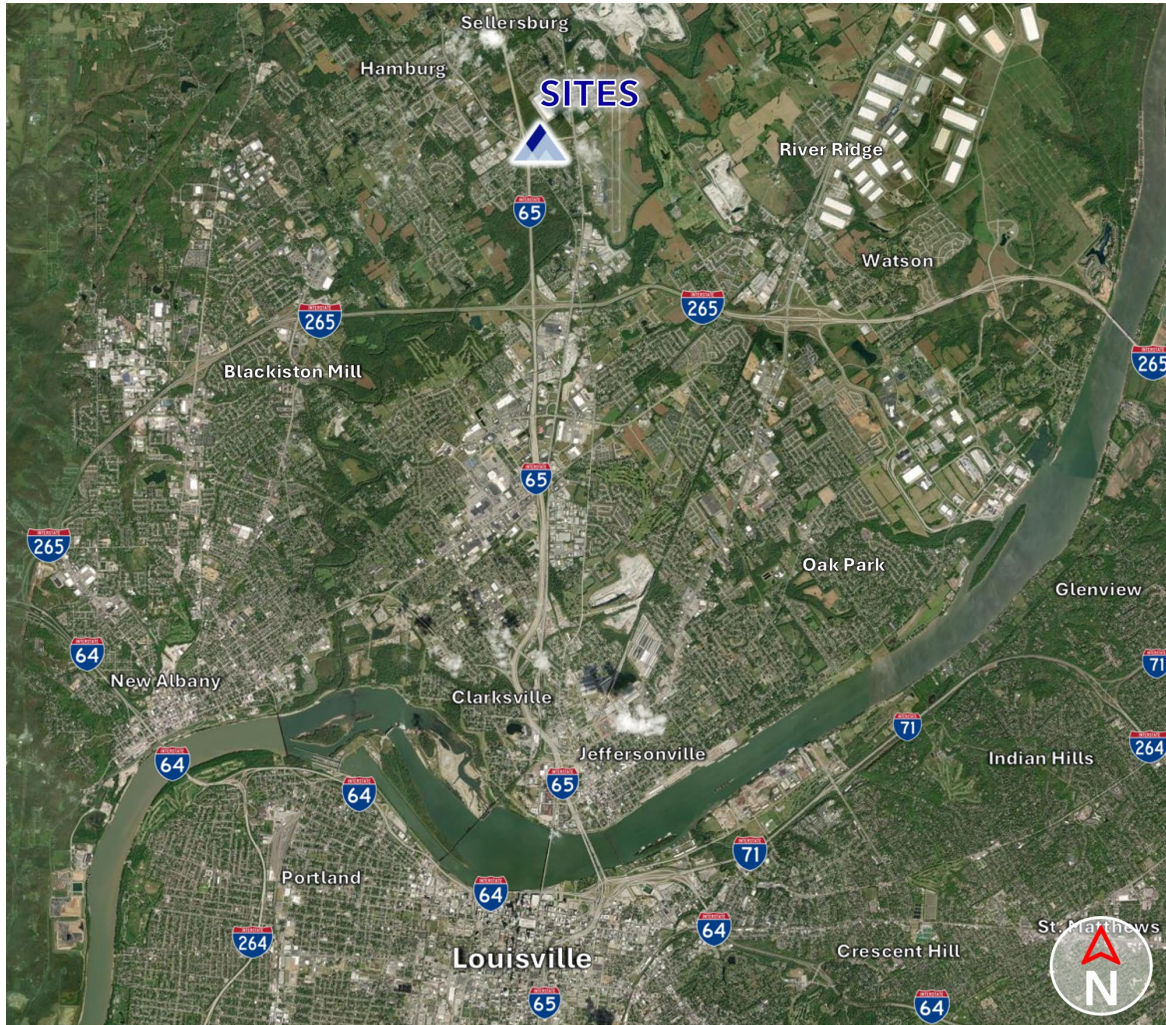


1 mile:	122
3 miles:	988
5 miles:	2,929





LOCATION AND CONTACT



AMGKY CONTACT

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