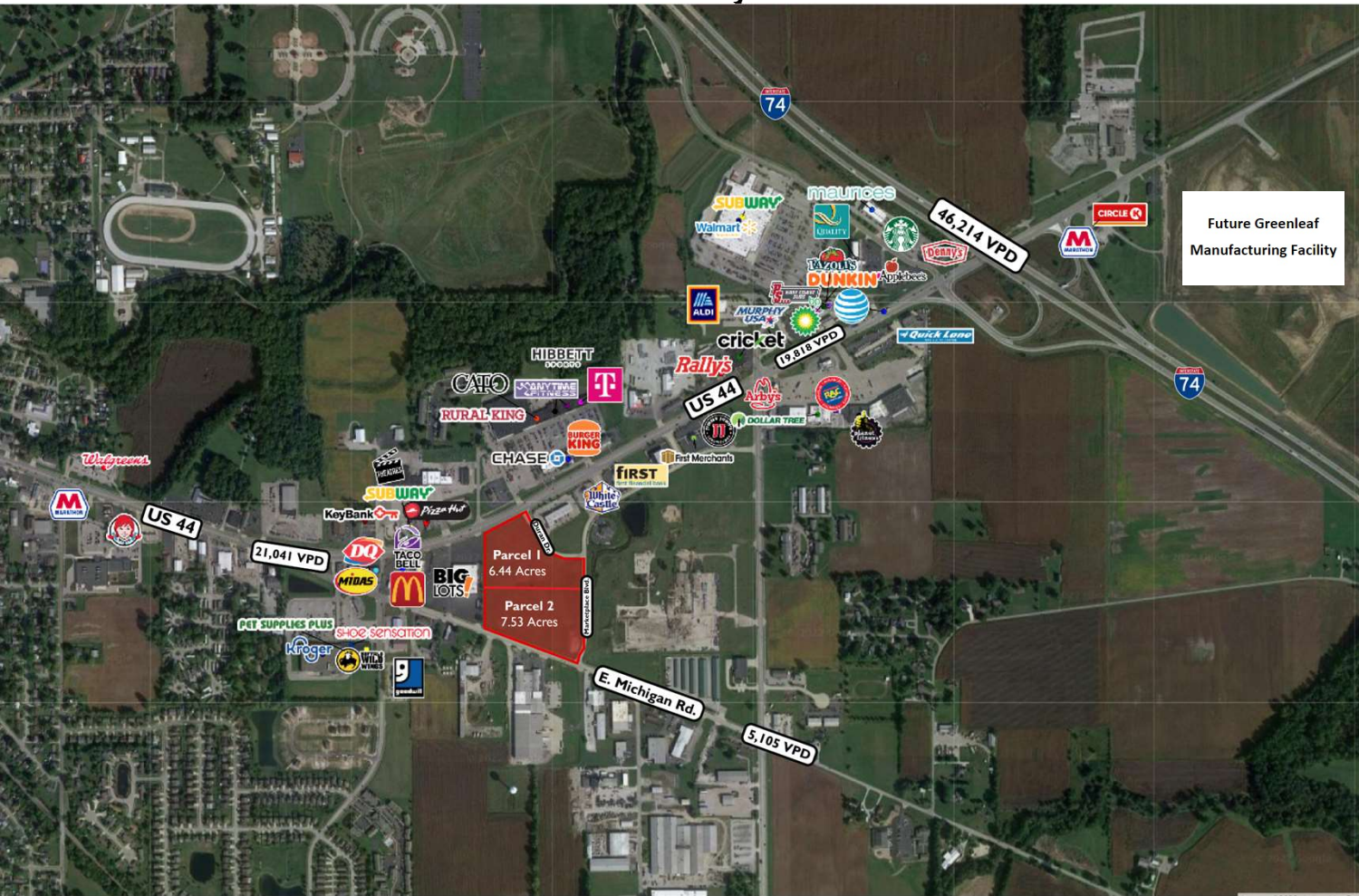


SHELBYVILLE MARKETPLACE

IN-44 & DURAN DR.
SHELBYVILLE, IN
STORE: J-774



About The Property

- Close proximity to I-74 on State Road 44
- Located along the main thoroughfare and retail corridor in Shelbyville
- Surrounding retailers include Walmart Supercenter, Big Lots, Aldi, Rural King, Kroger and Goodwill
- Permitted uses: retail, entertainment, general office, industrial, medical

LAND AVAILABLE FOR SALE

BRADLEY COMPANY

Beth Patterson, CCIM
Senior Vice President | Principal
T: 317.663.6558 C: 317.514.8454
bpatterson@bradleyco.com

Listed
By

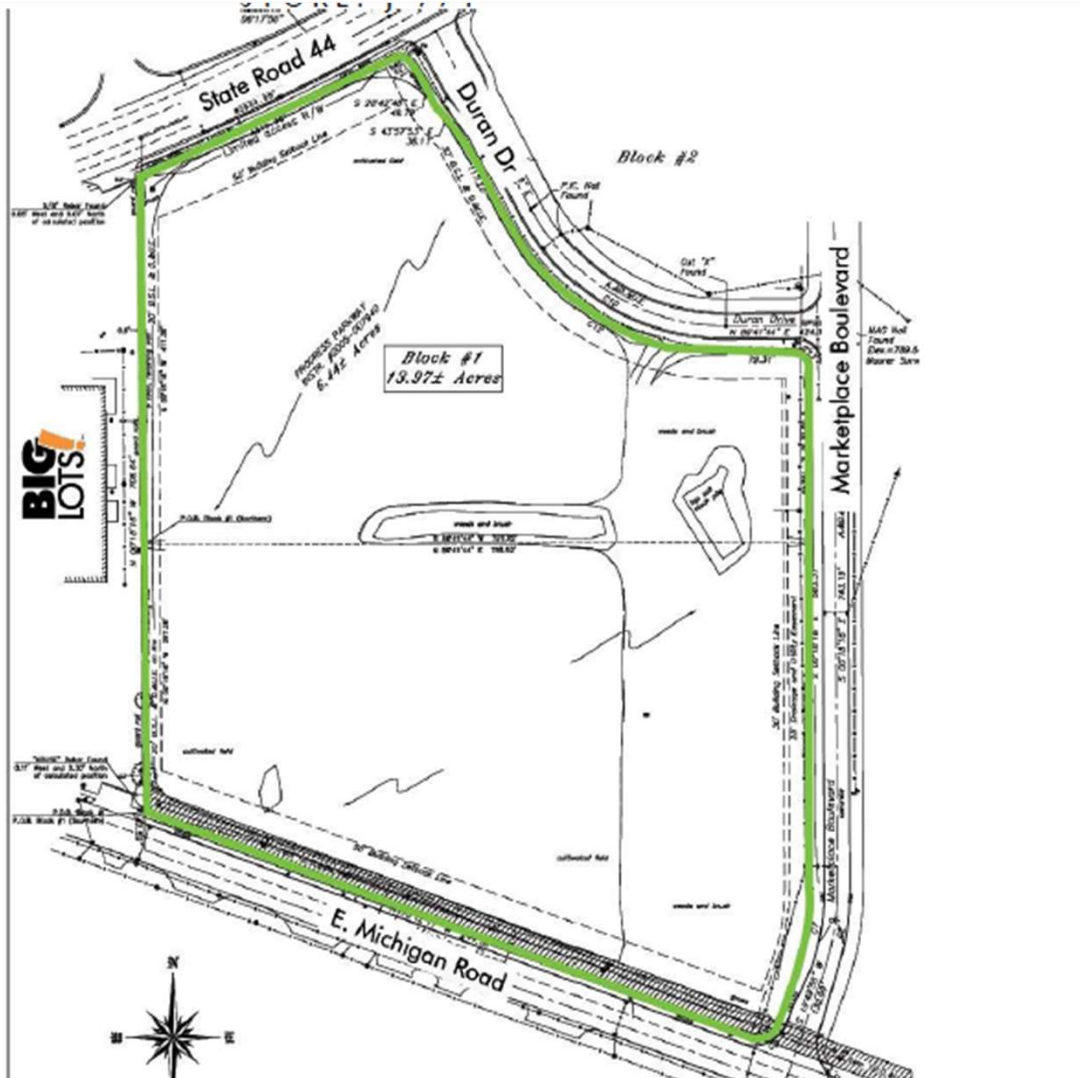


SHELBYVILLE MARKETPLACE

IN-44 & DURAN DR.

SHELBYVILLE, IN

STORE: J-774



Property Description

- **Land Size**
Parcel 1- 6.44 Acres
Parcel 2- 7.53 Acres
- **Zoning**
BH

BRADLEY COMPANY

Beth Patterson, CCIM

Senior Vice President | Principal

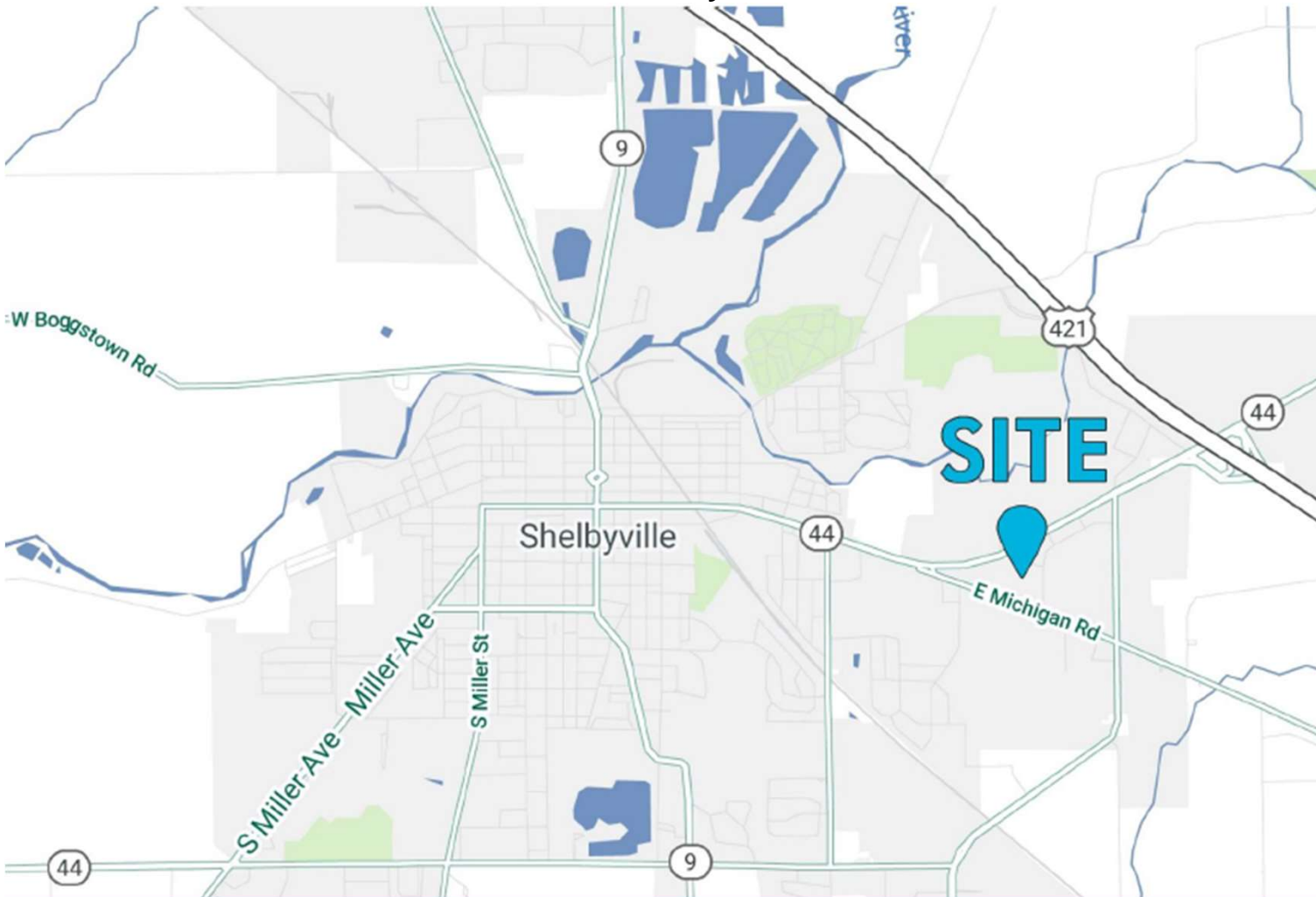
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SHELBYVILLE MARKETPLACE

IN-44 & DURAN DR.
SHELBYVILLE, IN
STORE: J-774



2022 Demographics

POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 4,290 | 21,514 | 24,748 |

MEDIAN AGE

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 35.3 | 37.0 | 38.2 |

COLLEGE EDUCATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 40.5% | 41.2% | 42.0% |

MEDIAN HH INCOME

| 1 Mile | 3 Miles | 5 Miles |
|----------|----------|----------|
| \$61,512 | \$59,582 | \$51,542 |

DAYTIME POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 3,482 | 17,967 | 20,704 |

BRADLEY COMPANY

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