

Retail Space Available for Lease



449 Cottonwood Drive
Seymour, Indiana

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CONFIDENTIALTY

Tipton Place
Seymour, Indiana

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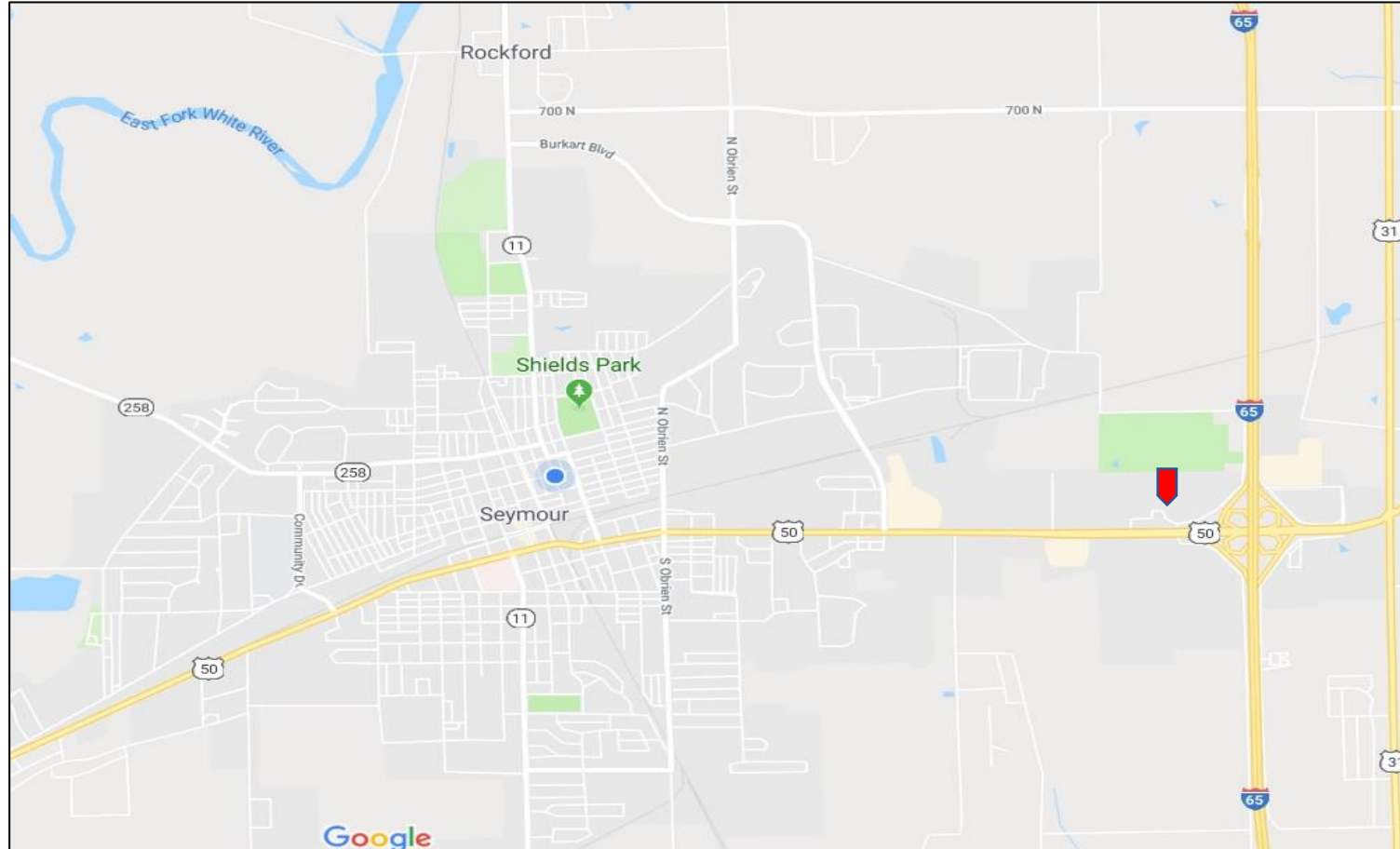
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LOCATION MAPS

Retail Investment Opportunity

449 Cottonwood Drive
Seymour, Indiana



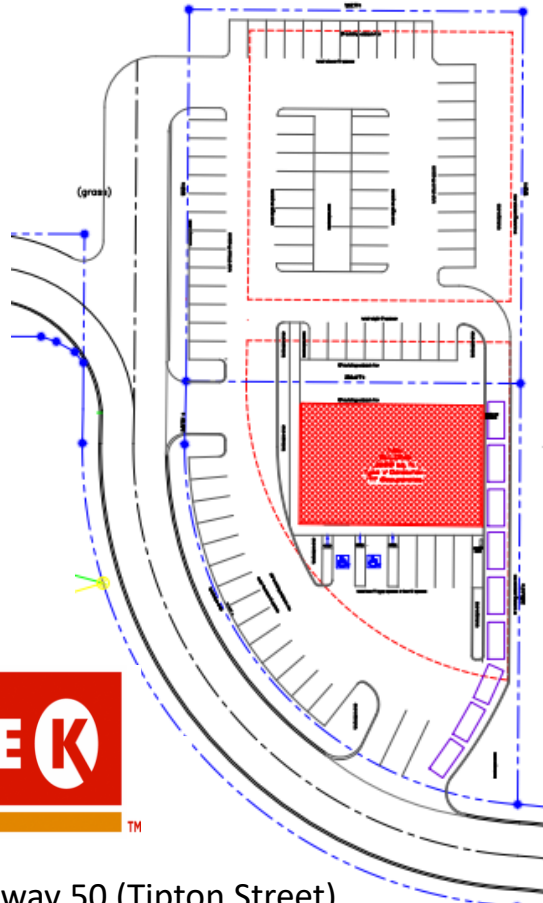
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AVAILABLE SPACE OPTIONS

Retail Investment Opportunity

449 Cottonwood Drive
Seymour, Indiana

449 Cottonwood Drive is in pre-construction phase and the Landlord is willing to provide maximum flexibility and multiple options to potential tenants. Located on Tipton Street just west of I-65 and the signalized intersection of Sandy Creek adjacent to Circle K and Culvers. Ease of entry and exit to Cottonwood Drive from the traffic signal with easy right hand turn just off U.S. Highway 50 (Tipton Street).



U.S. Highway 50 (Tipton Street)



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AREA RETAILERS

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Seymour, Indiana has an array of retailers in the marketplace, here is a listing of just a few...

GROCERY STORES

Jay-C operated by Kroger
Foods Plus operated by Kroger
Aldis

RETAILERS

Walmart
JC Penney
Gordmans
Hibbett Sports
Pet Sense
B Loved
Maurices
Big Lots
Shoe Carnival
GNC
Tiemier Jewelery
Ellis Jewelers

RESTAURANTS

Applebees
Bonanza
Chilis
Steak N Shake
Freddy's
McDonalds
Burger King
Hardees
White Castle
Arbys
Subway
Papa Johns
Pizza Hut
Taco Bell
Rally's
El Nopal
San Marcos

KFC
Popeyes
The Pines

AUTO PARTS & TOOLS

Auto Zone
Advance Auto
O'Reillys
NAPA
Harbor Freight
Ace Hardware

FARM STORES

Tractor Supply
Premier Ag

DOLLAR STORES

Dollar General
Family Dollar
Dollar Tree

WORKOUT FACILITIES

Anytime Fitness
Snap Fitness
Seymour Health & Fitness
Cross Fit

PHARMACIES

CVS
Walgreens
Family Drug
Walmart



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DEMOGRAPHICS

Seymour, Indiana

400 South Airport Road
Seymour, Indiana

Demographics Based Upon 12 Min. Drive Time

Total Population: 25,960

Median Household Income: \$50,539

Average Household Income: \$60,948

Median Age: 38.6

Housing Units: 11,064

Information taken from ESRI

Average Homes Sales Price: \$219,949

Total Number Homes Sold 1/1/23-12/31/23 - 408

Information taken from MIBOR Multiple Listing Service

Jackson Co. Population: 46,460

Workforce: 22,875

Average Wage Per Job: \$51,900

Manufacturing Jobs: 31.1% of workforce

Average Manuf. Wage: \$63,389

Education Bachelors or greater: 18.6%

Information taken from Stats Indiana



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LOCAL EMPLOYERS

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Tipton Place
Seymour, Indiana

Jackson County, Indiana has a vibrant economy with unemployment hovering around 3%. Seymour is the hub for business activity with two industrial parks and many employers.

MAJOR EMPLOYERS IN SEYMOUR

Aisin USA

Valeo Sylvania

Cummins Engine Company

Seymour Tubing

Lannett Pharmaceuticals

PD Pharmatech

O & K American Corp.

Golden Endeavors

Excel Tool

The Royal Group

Dickson's Inc.

Wal-Mart Distribution

Schneck Memorial Hospital

RR Donnelly

Pet Supplies Plus Distribution

Columbus Container

Seymour Housewares Corp.

Seymour Manufacturing

BTS5

Royalty Roofing

Note: There are many other employers in Jackson County.



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LEASING DETAILS

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449 Cottonwood Drive has many advantages including strong local ownership in Southern Indiana. The developer is open to provide space offerings with maximum flexibility and multiple options. The lease offering rates are based upon the amount of tenant build-out required. The main entrance into the parking area faces south towards U.S. Highway 50 making traveling to center an easy right hand turn off U.S. Highway 50 (Tipton Street). This location makes this the very first destination retail center off I-65 towards greater Seymour. The Landlord owns other properties through South Central Indiana with their home base in Seymour attentive to Tenant needs when they arise.

Unless otherwise negotiated, the Landlord provides all spaces in Vanilla box condition including HVAC, ceiling tiles, lighting and basic wall paint, with one restroom and 200 AMP electrical service. The tenant is responsible for floor coverings, and signage is permitted on the building. Contact Rob Millman for additional details.

Basic Terms

Asking Base Rent: \$30-\$40 PSF

Lease Type: NNN



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THE MARKET | Seymour Overview

Seymour was recently noted as one of the fastest growing cities in Indiana according to the *Indianapolis Business Journal*. Seymour is considered the crossroads of Southern Indiana well located intersected by I-65 and U.S. Highway 50, only 65 miles south of Indianapolis and 60 miles north of Louisville, Kentucky and 90 miles from Cincinnati, Ohio. Seymour has a diversified economic base of employment in manufacturing-related industries including automotive, plastics and pharmaceuticals.



The city is centrally located making it a distribution hub for many regional industries. The city is served by a Federal Airport, Freeman Field and intersected by two rail lines traveling north-south and east-west.

The housing is very affordable with an

CASE FOR SEYMOUR

- The Jackson County Learning Center has classes available from Ivy-Tech, IUPUI, Harrison College and other secondary higher learning institutions
- Expansion of Runway at Freeman Field will allow for larger air traffic
- Seymour is a center for retail trade serving four counties, with seven retail centers and choice of many restaurants
- Population of Jackson County: 43,884

Seymour's strategic location between the two large cities in the region — Indianapolis and Louisville provides the opportunity to assist in the support of large events like the Indy 500 and Kentucky Derby, and other large events like the recent Super Bowl. Motels include the recently built Fairfield Inn and Holiday Inn Express, the Hampton, Days Inn, Knights Inn, Econo Lodge, Motel 6, Super 8, Allstate Inn and others with a total of over 800 rooms for lodging in town.



Area Employers

Schneck Medical Center recently completed a \$44 million dollar expansion serving Jackson and surrounding areas with a staff of 1000 employees.

Wal-Mart Distribution employs 1057 people providing stability as a community partner.

Lannett and JD Pharmatech are the largest local life science employers in our area with a financial impact of over \$430 million of annual sales.

Aisin USA, Valeo, Seymour Tubing, Cummins Engine Company and others employ 10,000+ employees in Seymour catering to the needs of the automotive market. Also, a long line of tool makers follow their contingency providing products for automotive and other industry.

The Market



RETAIL DESTINATION

A potpourri of retail centers offers many shopping destinations to local residents including JC Penney, Maurices, Hibbetts, Orscheln and Tractor Supply, Wal-Mart, Home Depot, Foods Plus and Jay-C Store, Save-A-Lot, Aldis, Dollar General, Family Dollar & Dollar Tree, and other national chains. These stores combined with a savory flavoring of many well-run family businesses like Seymour Hardware, local jewelers, and others provide many choices.

There are many national and local restaurant options available including Applebees, Chilis, Ryans, Bonaza, Cracker Barrel, Tumbleweed, El Nopal Mexican, Batar, China Buffet, Rails and of course the full array of all the quick service restaurants.

**CULTURE & ENTERTAINMENT**

The Southern Indiana Center for the Arts offers a great deal to the community in art exhibits and classes. The Royal Off the Square Theatre in Brownstown offers theatric productions and special events throughout the year. There is an endless array of outdoor activities with close proximity to Jackson/Washington State Forest offering 22,000 acres of woods, lakes, ponds, hiking trails, camping, swimming, biking, learning classes and more.



The Seymour Oktoberfest, Brownstown Melonfest, and Fort Vallonia Days provide a local flair of entertainment and novelty in the Fall. And of course, the Jackson County Fair is the state's Blue Ribbon Fair the highlight of the summer with a variety of events and entertainment for young and old.

Seymour is a short drive to Indiana University where events at the IU Auditorium are held throughout the year. Close proximity to large metropolitan areas offers many choices. A staple of local wineries are just a taste away including Seymour's own Chateau De Pique.

**HIGHER EDUCATION**

Seymour's new \$2.4 million education center will offer classes from IVY-Tech, Harrison College and IUPUI. All of these schools are state accredited and offer opportunities to those seeking advanced education in technology, business, and health related occupations with a variety of programs offering two year degrees.



The Market



ROB MILLMAN

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PROFESSIONAL BACKGROUND

Rob Millman is the principal for his own company Millman Realty Partners based in South Central Indiana and specializes in the brokerage of commercial real estate encompassing net leased, multi-family and other investment properties. Rob Millman, CCIM has been involved in sales and marketing for over 33 years and involved in real estate marketing for over 25 years as a broker for South Central Realty dba Coldwell Banker, Prudential and Berkshire Hathaway Indiana Realty. During his tenure Rob received numerous awards and accolades as a top producer. Rob is a graduate of Vincennes University with an A.S. Degree and Purdue University with a B.S. Degree with an emphasis on Agricultural Economics, and M.A. from Liberty University. Rob began his career in residential real estate and progressed over time to work in the area of commercial sales and acquisitions. He has completed over 1,500 real estate transactions. Rob has a strong work ethic and a passion to assist those who choose to work with him developing and cementing many long-term relationships. His mantra of providing "Spectacular Customer Service" is noted by those who have established a relationship with him. Rob Millman's personal business philosophy is to provide a high degree of client satisfaction building and sustaining long term relationships built upon mutual trust. He along with Millman Realty Partners is committed with integrity and professionalism to each assignment implementing solutions to fit our client's strategic, operational and financial goals.



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