

**FOR LEASE**



# RETAIL / MEDICAL / PROFESSIONAL

2235 Marketplace Blvd, Shelbyville, IN 46176



## Shelbyville Marketplace

Don't miss this exceptional opportunity to secure prime space with 300 lf of frontage along Progress Parkway, a main North-South corridor connecting south Shelbyville residential growth to Retail, Professional, and Highway Access. Whether you are a retail, medical, professional, or light industrial business, this location offers the perfect blend of visibility, accessibility, and potential for growth.



**KW COMMERCIAL - G2 Real Estate Group**

8555 N River Road, Ste. 200  
Indianapolis, IN 46240

**ROBERT BUTCHER**, Director, Commercial Broker #RB18000445

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rbutcher@g2reg.com

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

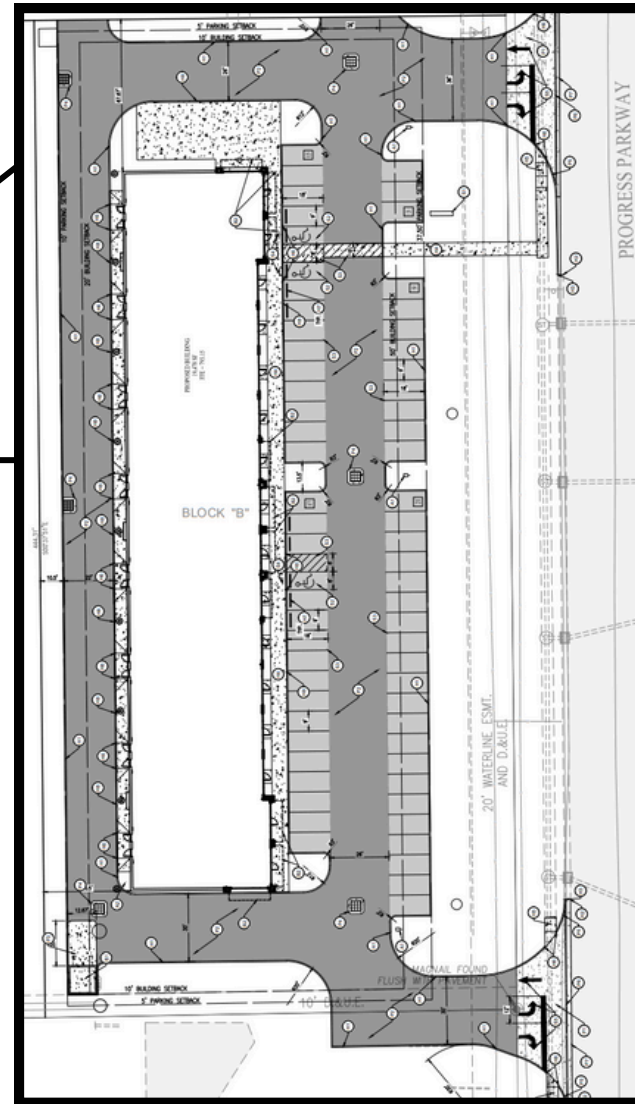
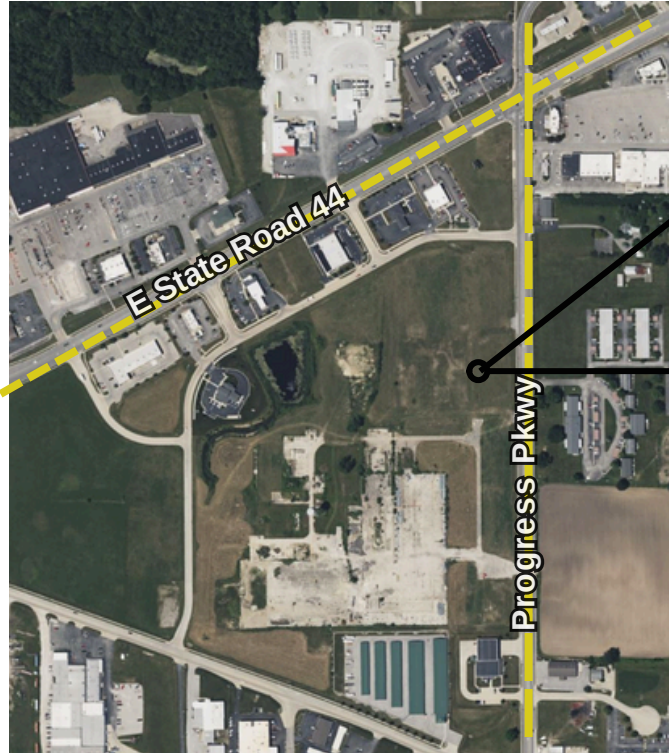
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## LOCATION + CONCEPTUAL LAYOUT



## SPACE AVAILABLE

Drive Thru  
End Cap  
Inline

## RENTABLE SF

2,400 - 10,000  
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1,400 - 4,800

\$/SF + estimated NNNs

\$24 - \$30/SF + \$5 NNN's

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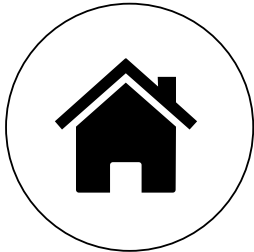
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Nearby new housing developments, totaling 637 units (Bear Run, Stratford Place, Summerfield, The Point at Central Park, Twelve Oaks)

186 acres of busy park amenities including a nationally recognized cross country course, multiple softball and soccer fields that host families + tournaments throughout the year, pickleball courts, dog park, fishing and canoe/kayak drop, playgrounds, splash pods, shelters and veterans memorial.



## Revitalized downtown Shelbyville is bustling with new activities



18

Blocks



123

Businesses



600+

Employees



68

1st Floor Store Fronts



72

Services



13

Restaurants



38

Retail Stores



\$22m

In Renovations

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