

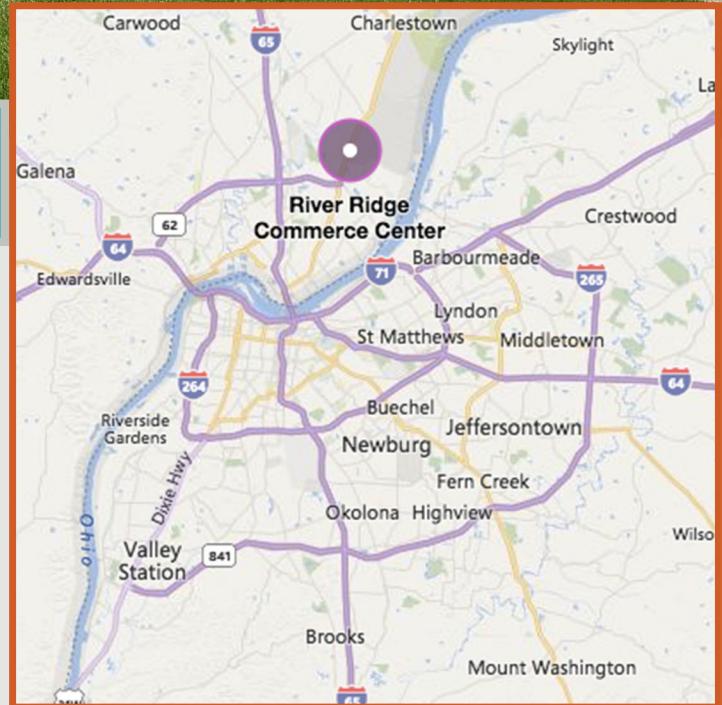
# river ridge RETAIL I

434 Patrol Rd | Jeffersonville, IN 47130 | River Ridge Commerce Center



**RETAIL | RESTAURANTS | MEDICAL | OFFICE  
SECOND FLOOR SPACE AVAILABLE**

- Fully leased first floor with second floor space available. 1,200 - 7,500 SF +/-
- Located within the River Ridge Commerce Center
- First Retail/Office amenity project in River Ridge
- Second floor ideal for Medical & Office Uses
- Available space in shell condition ready to build to suit. Elevator lobby entrance and rear stairwell access.
- 13,000+ Employee Population tied to River Ridge with tremendous growth opportunities.
- 2018 River Ridge Economic Impact over \$2.0 Billion
- Located in Clark County, IN; the fastest growing county in Indiana outside of the Indianapolis, IN MSA



## Contact:

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Seven Development, LLC  
dba 7D Commercial Real Estate  
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**7D COMMERCIAL REAL ESTATE**  
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT

# RIVER RIDGE COMMERCE CENTER

- LOCATED IN JEFFERSONVILLE, IN ALONG THE OHIO RIVER WITHIN THE LOUISVILLE, KY MSA
- CONSISTS OF 6,000 ACRES UNDER COMMON CONTROL
- RIVER RIDGE IS HOME TO LEADING NATIONAL COMPANIES FOR WAREHOUSING, DISTRIBUTION & MANUFACTURING
- EXCELLENT ACCESS: I-65, I-265, I-64 & I-71
- LOCATED WITHIN ONE DAY'S DRIVE OF TWO THIRDS OF THE NATION'S POPULATION
- HIGH TRAFFIC COUNTS ON SIX MILES OF IN HWY 62 ROAD FRONTAGE:
- IN HIGHWAY 62 ADT 28,832
- OVER 6,500 ONSITE EMPLOYEES WITH ONLY 6% OF THE PARK DEVELOPED
- RIVER RIDGE RETAIL I IS THE ONLY RETAIL/OFFICE AMENITY PROJECT TO SERVE RIVER RIDGE

JOIN

RIVER RIDGE RETAIL I

SERVE THE EXISTING & FUTURE  
RESIDENTS OF THE

RIVER RIDGE  
COMMERCE CENTER

amazon.com

CATERPILLAR HUSKY

OLON

Manitowoc

idX

United Technologies

Connexions

PEGATRON

CLARCOR



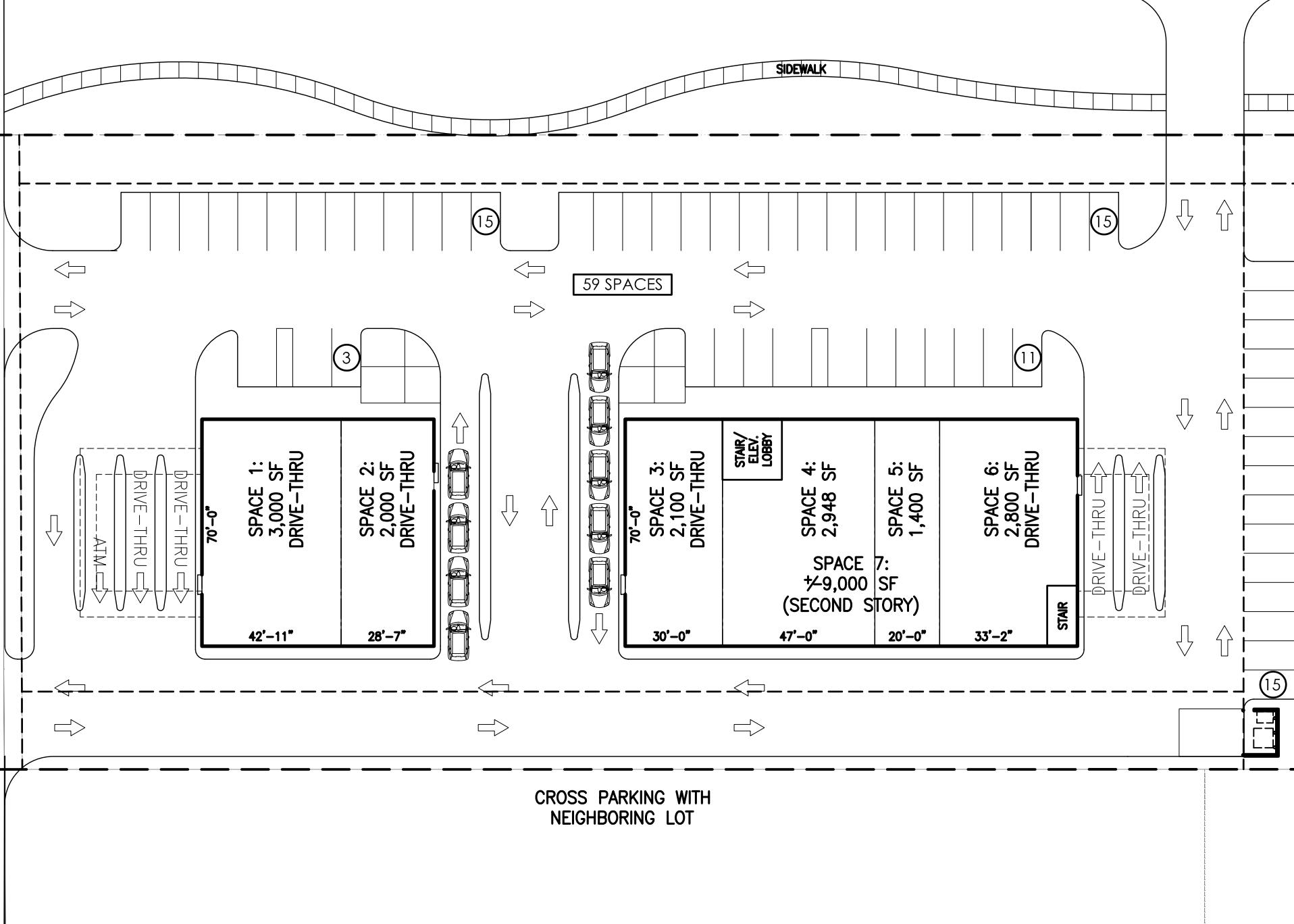
RIVER RIDGE  
DEVELOPMENT AUTHORITY



7D COMMERCIAL REAL ESTATE

# 01 Preliminary Development Plan

SCALE: 1" = 40'-0"



## PATROL ROAD



development data :	
SITE DATA:	2.00 AC
BUILDING 1 DATA:	
TENANT SPACE 1	3,000 SF
TENANT SPACE 2	2,000 SF
BLDG. 1	5,000 SF
BUILDING 2 DATA:	
TENANT SPACE 3	2,100 SF
TENANT SPACE 4	2,948 SF
TENANT SPACE 5	1,400 SF
TENANT SPACE 6	2,800 SF
BLDG. 2 (LEVEL 1)	9,248 SF
TENANT SPACE 7	9,000 SF
BLDG. 2 (LEVEL 2)	9,000 SF
TOTAL LEASABLE AREA =	23,248 SF
PARKING:	
ON SITE PROVIDED:	(1/394SF) 59 SPACES
CROSS PARKING:	TBD

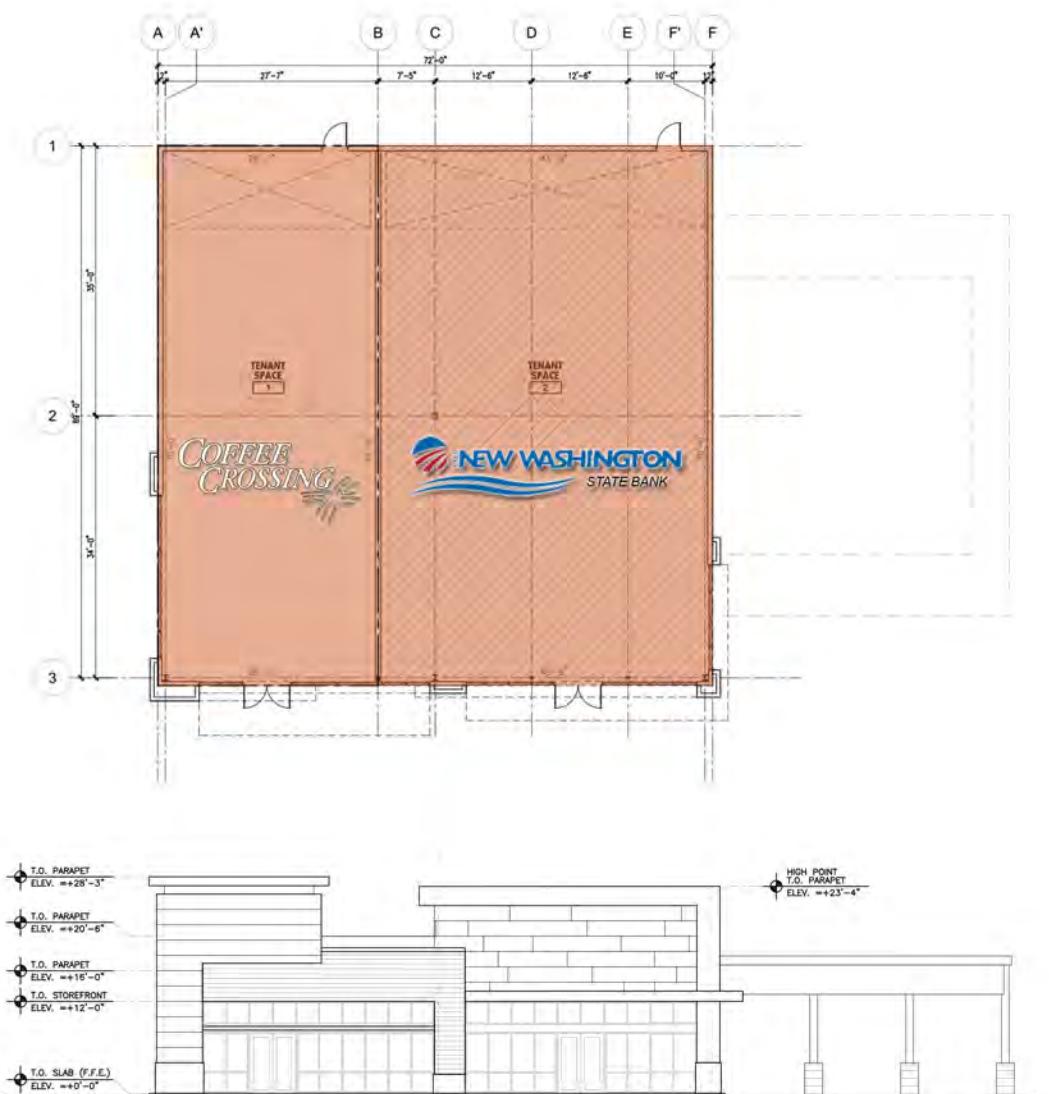
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## PROPOSED LAYOUT

sketch description :	7 DEVELOPMENT JEFFERSONVILLE, IN		
project info :	7 DEVELOPMENT JEFFERSONVILLE, IN	RFI reference :	---
project no. :	#12065	date :	03-13-2013
scale :	1"=40'	sketch no. :	page 1 of 1:

# BUILDING A



**17** **Front Elevation - Building A**  
SCALE: 1/8" = 1'-0"

**A1.02**

**River Ridge Retail**  
**New Construction**  
River Ridge Commerce Center  
Tract B & 4C  
Patrol Road  
Jeffersonville, Indiana 47130

seal :

ROBERT K. MOISSETTE, AIA  
IN AR # 11000049

revisions :

2 09/30/2013 NEW VANILLA BOX

**ARCHITECTURAL  
FLOOR PLAN &  
ELEVATION**

project number : #12065

drawing scale : As Shown

drawing date : October 14th, 2013

phase : Review Set

sheet number :

**m o d i s**  
Orchite CTS  
t: 786.879.8882  
f: 786.350.1515  
e: AIA@MODISarchitects.com  
MODISarchitects.com



Second Floor Office/ Medical Office Space Available

River Ridge Commerce Center

434 Patrol Rd | Jeffersonville, IN

1,776 +/- SF (Last Available Suite - 1,568 SF Exclusive)



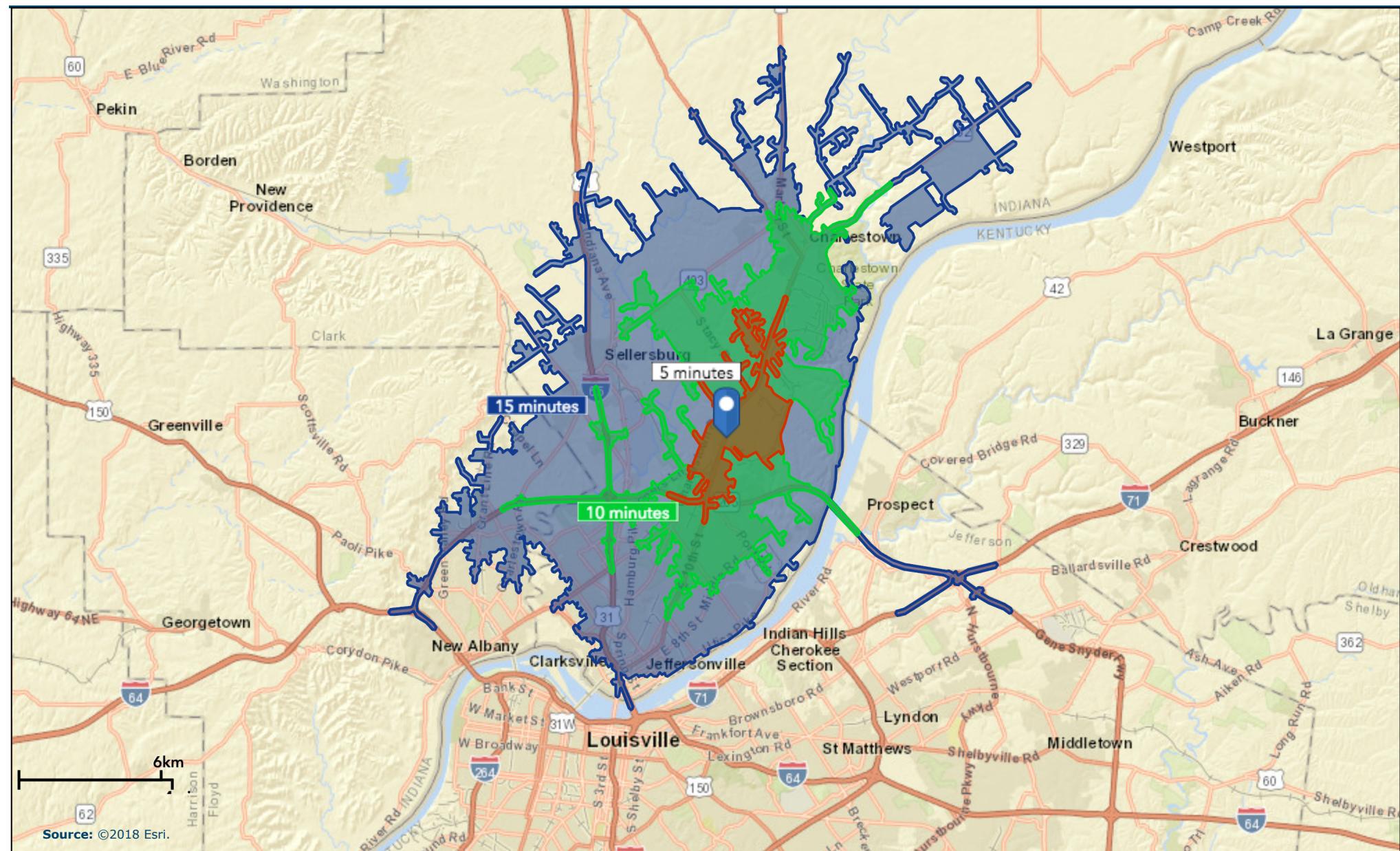
7D COMMERCIAL REAL ESTATE  
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT



FLOOR PLAN  
SCALE: 3/32"=1'

## River Ridge RETAIL I | DRIVE TIME MAP

434 Patrol Rd, Jeffersonville, IN 47130 | River Ridge



January 15, 2019

## Executive Summary

 434 Patrol Rd, Jeffersonville, Indiana, 47130  
 Drive Time: 5, 10, 15 minute radii

Prepared by 7D Commercial Real Estate

Latitude: 38.36918

Longitude: -85.69621

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	914	13,393	84,477
2010 Population	1,686	18,531	96,160
2018 Population	2,142	21,271	102,958
2023 Population	2,340	22,668	107,338
2000-2010 Annual Rate	6.31%	3.30%	1.30%
2010-2018 Annual Rate	2.94%	1.69%	0.83%
2018-2023 Annual Rate	1.78%	1.28%	0.84%
2018 Male Population	48.6%	48.8%	48.4%
2018 Female Population	51.4%	51.2%	51.6%
2018 Median Age	38.1	37.1	38.8

In the identified area, the current year population is 102,958. In 2010, the Census count in the area was 96,160. The rate of change since 2010 was 0.83% annually. The five-year projection for the population in the area is 107,338 representing a change of 0.84% annually from 2018 to 2023. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	86.4%	82.0%	82.6%
2018 Black Alone	7.7%	10.4%	9.2%
2018 American Indian/Alaska Native Alone	0.4%	0.2%	0.4%
2018 Asian Alone	1.6%	1.7%	1.4%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.4%	2.4%	3.3%
2018 Two or More Races	2.4%	3.2%	3.1%
2018 Hispanic Origin (Any Race)	3.5%	5.1%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.0 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	335	5,296	33,689
2010 Households	621	7,324	38,606
2018 Total Households	775	8,378	41,367
2023 Total Households	848	8,930	43,137
2000-2010 Annual Rate	6.37%	3.30%	1.37%
2010-2018 Annual Rate	2.72%	1.64%	0.84%
2018-2023 Annual Rate	1.82%	1.28%	0.84%
2018 Average Household Size	2.75	2.53	2.46

The household count in this area has changed from 38,606 in 2010 to 41,367 in the current year, a change of 0.84% annually. The five-year projection of households is 43,137, a change of 0.84% annually from the current year total. Average household size is currently 2.46, compared to 2.45 in the year 2010. The number of families in the current year is 26,959 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 15, 2019

## Executive Summary

 434 Patrol Rd, Jeffersonville, Indiana, 47130  
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Prepared by 7D Commercial Real Estate

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	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
2018 Median Household Income	\$78,004	\$59,063	\$53,985
2023 Median Household Income	\$89,776	\$68,489	\$61,298
2018-2023 Annual Rate	2.85%	3.01%	2.57%
<b>Average Household Income</b>			
2018 Average Household Income	\$96,231	\$76,124	\$69,485
2023 Average Household Income	\$115,359	\$90,060	\$81,329
2018-2023 Annual Rate	3.69%	3.42%	3.20%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$35,318	\$30,093	\$28,153
2023 Per Capita Income	\$42,407	\$35,597	\$32,911
2018-2023 Annual Rate	3.73%	3.42%	3.17%
<b>Households by Income</b>			
Current median household income is \$53,985 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$61,298 in five years, compared to \$65,727 for all U.S. households			
Current average household income is \$69,485 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$81,329 in five years, compared to \$96,109 for all U.S. households			
Current per capita income is \$28,153 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,911 in five years, compared to \$36,530 for all U.S. households			
<b>Housing</b>			
2000 Total Housing Units	353	5,649	35,736
2000 Owner Occupied Housing Units	254	3,555	23,178
2000 Renter Occupied Housing Units	81	1,740	10,510
2000 Vacant Housing Units	18	354	2,048
2010 Total Housing Units	653	7,827	41,359
2010 Owner Occupied Housing Units	507	5,021	26,392
2010 Renter Occupied Housing Units	114	2,303	12,214
2010 Vacant Housing Units	32	503	2,753
2018 Total Housing Units	789	8,860	44,117
2018 Owner Occupied Housing Units	625	5,626	27,474
2018 Renter Occupied Housing Units	150	2,752	13,892
2018 Vacant Housing Units	14	482	2,750
2023 Total Housing Units	861	9,427	45,973
2023 Owner Occupied Housing Units	689	6,128	29,140
2023 Renter Occupied Housing Units	159	2,802	13,996
2023 Vacant Housing Units	13	497	2,836

Currently, 62.3% of the 44,117 housing units in the area are owner occupied; 31.5%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 41,359 housing units in the area - 63.8% owner occupied, 29.5% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 2.91%. Median home value in the area is \$146,572, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.64% annually to \$166,983.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 15, 2019

# Business Summary

 434 Patrol Rd, Jeffersonville, Indiana, 47130  
 Drive Time: 5, 10, 15 minute radii

 Prepared by 7D Commercial Real Estate  
 Latitude: 38.36918  
 Longitude: -85.69621

Data for all businesses in area		5 minutes				10 minutes				15 minutes				
		Businesses	Number	Employees	Number	Businesses	Number	Employees	Number	Businesses	Number	Employees	Number	Percent
by SIC Codes		Businesses	Number	Employees	Number	Businesses	Number	Employees	Number	Businesses	Number	Employees	Number	Percent
Agriculture & Mining		2	2.4%	16	0.9%	9	1.8%	65	0.9%	61	1.8%	361	0.7%	
Construction		9	10.8%	146	8.0%	32	6.4%	373	5.1%	191	5.7%	2,068	3.8%	
Manufacturing		10	12.0%	472	25.9%	29	5.8%	1,215	16.5%	139	4.2%	7,227	13.4%	
Transportation		6	7.2%	317	17.4%	18	3.6%	613	8.3%	108	3.2%	3,552	6.6%	
Communication		0	0.0%	2	0.1%	4	0.8%	27	0.4%	24	0.7%	173	0.3%	
Utility		1	1.2%	3	0.2%	3	0.6%	34	0.5%	15	0.4%	283	0.5%	
Wholesale Trade		6	7.2%	95	5.2%	19	3.8%	308	4.2%	122	3.6%	2,172	4.0%	
Retail Trade Summary		11	13.3%	168	9.2%	101	20.3%	1,703	23.1%	780	23.3%	14,886	27.6%	
Home Improvement		2	2.4%	44	2.4%	7	1.4%	117	1.6%	43	1.3%	1,077	2.0%	
General Merchandise Stores		0	0.0%	3	0.2%	5	1.0%	163	2.2%	34	1.0%	1,649	3.1%	
Food Stores		1	1.2%	6	0.3%	12	2.4%	474	6.4%	80	2.4%	1,459	2.7%	
Auto Dealers, Gas Stations, Auto Aftermarket		2	2.4%	16	0.9%	13	2.6%	83	1.1%	97	2.9%	1,230	2.3%	
Apparel & Accessory Stores		1	1.2%	21	1.2%	2	0.4%	43	0.6%	60	1.8%	1,356	2.5%	
Furniture & Home Furnishings		1	1.2%	4	0.2%	6	1.2%	20	0.3%	53	1.6%	408	0.8%	
Eating & Drinking Places		2	2.4%	54	3.0%	35	7.0%	635	8.6%	238	7.1%	5,623	10.4%	
Miscellaneous Retail		2	2.4%	20	1.1%	21	4.2%	169	2.3%	176	5.3%	2,084	3.9%	
Finance, Insurance, Real Estate Summary		4	4.8%	19	1.0%	59	11.9%	268	3.6%	349	10.4%	2,383	4.4%	
Banks, Savings & Lending Institutions		1	1.2%	9	0.5%	16	3.2%	112	1.5%	92	2.8%	633	1.2%	
Securities Brokers		0	0.0%	2	0.1%	7	1.4%	21	0.3%	39	1.2%	176	0.3%	
Insurance Carriers & Agents		0	0.0%	0	0.0%	15	3.0%	40	0.5%	80	2.4%	358	0.7%	
Real Estate, Holding, Other Investment Offices		2	2.4%	8	0.4%	21	4.2%	95	1.3%	138	4.1%	1,217	2.3%	
Services Summary		26	31.3%	506	27.8%	177	35.6%	2,333	31.7%	1,271	38.0%	18,634	34.5%	
Hotels & Lodging		1	1.2%	3	0.2%	6	1.2%	30	0.4%	37	1.1%	477	0.9%	
Automotive Services		2	2.4%	6	0.3%	17	3.4%	101	1.4%	113	3.4%	966	1.8%	
Motion Pictures & Amusements		2	2.4%	25	1.4%	12	2.4%	61	0.8%	97	2.9%	953	1.8%	
Health Services		3	3.6%	26	1.4%	23	4.6%	400	5.4%	260	7.8%	5,820	10.8%	
Legal Services		0	0.0%	1	0.1%	2	0.4%	10	0.1%	31	0.9%	152	0.3%	
Education Institutions & Libraries		2	2.4%	102	5.6%	11	2.2%	640	8.7%	63	1.9%	3,677	6.8%	
Other Services		16	19.3%	343	18.8%	105	21.1%	1,091	14.8%	670	20.0%	6,588	12.2%	
Government		4	4.8%	73	4.0%	29	5.8%	421	5.7%	147	4.4%	2,158	4.0%	
Unclassified Establishments		4	4.8%	4	0.2%	19	3.8%	7	0.1%	138	4.1%	79	0.1%	
Totals		83	100.0%	1,821	100.0%	497	100.0%	7,365	100.0%	3,345	100.0%	53,978	100.0%	

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

 Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

January 15, 2019

# Business Summary

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 Drive Time: 5, 10, 15 minute radii

 Prepared by 7D Commercial Real Estate  
 Latitude: 38.36918  
 Longitude: -85.69621

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	0.2%	16	0.0%
Mining	1	1.2%	10	0.5%	2	0.4%	40	0.5%	4	0.1%	71	0.1%
Utilities	0	0.0%	3	0.2%	1	0.2%	21	0.3%	5	0.1%	94	0.2%
Construction	10	12.0%	150	8.2%	36	7.2%	402	5.5%	213	6.4%	2,252	4.2%
Manufacturing	11	13.3%	474	26.0%	30	6.0%	1,219	16.6%	154	4.6%	7,312	13.5%
Wholesale Trade	6	7.2%	95	5.2%	18	3.6%	307	4.2%	120	3.6%	2,160	4.0%
Retail Trade	8	9.6%	112	6.2%	64	12.9%	1,048	14.2%	520	15.5%	9,106	16.9%
Motor Vehicle & Parts Dealers	1	1.2%	7	0.4%	9	1.8%	58	0.8%	78	2.3%	1,112	2.1%
Furniture & Home Furnishings Stores	0	0.0%	1	0.1%	4	0.8%	12	0.2%	36	1.1%	272	0.5%
Electronics & Appliance Stores	1	1.2%	3	0.2%	3	0.6%	11	0.1%	17	0.5%	145	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	2	2.4%	44	2.4%	7	1.4%	118	1.6%	44	1.3%	1,083	2.0%
Food & Beverage Stores	0	0.0%	4	0.2%	9	1.8%	452	6.1%	66	2.0%	1,363	2.5%
Health & Personal Care Stores	0	0.0%	0	0.0%	10	2.0%	88	1.2%	64	1.9%	679	1.3%
Gasoline Stations	1	1.2%	9	0.5%	3	0.6%	25	0.3%	18	0.5%	119	0.2%
Clothing & Clothing Accessories Stores	1	1.2%	21	1.2%	3	0.6%	44	0.6%	68	2.0%	1,384	2.6%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	16	0.9%	3	0.6%	43	0.6%	29	0.9%	609	1.1%
General Merchandise Stores	0	0.0%	3	0.2%	5	1.0%	163	2.2%	34	1.0%	1,649	3.1%
Miscellaneous Store Retailers	1	1.2%	4	0.2%	7	1.4%	34	0.5%	64	1.9%	550	1.0%
Nonstore Retailers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.1%	143	0.3%
Transportation & Warehousing	5	6.0%	268	14.7%	13	2.6%	506	6.9%	80	2.4%	3,120	5.8%
Information	1	1.2%	39	2.1%	7	1.4%	113	1.5%	49	1.5%	519	1.0%
Finance & Insurance	2	2.4%	11	0.6%	37	7.4%	173	2.3%	215	6.4%	1,179	2.2%
Central Bank/Credit Intermediation & Related Activities	1	1.2%	9	0.5%	16	3.2%	112	1.5%	95	2.8%	643	1.2%
Securities, Commodity Contracts & Other Financial	0	0.0%	2	0.1%	7	1.4%	21	0.3%	40	1.2%	178	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	15	3.0%	40	0.5%	80	2.4%	358	0.7%
Real Estate, Rental & Leasing	3	3.6%	46	2.5%	29	5.8%	155	2.1%	192	5.7%	1,344	2.5%
Professional, Scientific & Tech Services	6	7.2%	102	5.6%	30	6.0%	259	3.5%	209	6.2%	1,786	3.3%
Legal Services	0	0.0%	1	0.1%	3	0.6%	12	0.2%	40	1.2%	205	0.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.2%	14	0.2%	4	0.1%	106	0.2%
Administrative & Support & Waste Management & Remediation	2	2.4%	44	2.4%	12	2.4%	174	2.4%	113	3.4%	1,294	2.4%
Educational Services	2	2.4%	102	5.6%	12	2.4%	623	8.5%	75	2.2%	3,713	6.9%
Health Care & Social Assistance	5	6.0%	84	4.6%	34	6.8%	627	8.5%	339	10.1%	7,754	14.4%
Arts, Entertainment & Recreation	2	2.4%	22	1.2%	7	1.4%	56	0.8%	56	1.7%	794	1.5%
Accommodation & Food Services	4	4.8%	58	3.2%	42	8.5%	679	9.2%	280	8.4%	6,178	11.4%
Accommodation	1	1.2%	3	0.2%	6	1.2%	30	0.4%	37	1.1%	477	0.9%
Food Services & Drinking Places	2	2.4%	54	3.0%	35	7.0%	649	8.8%	244	7.3%	5,701	10.6%
Other Services (except Public Administration)	9	10.8%	127	7.0%	74	14.9%	522	7.1%	427	12.8%	2,945	5.5%
Automotive Repair & Maintenance	2	2.4%	6	0.3%	15	3.0%	94	1.3%	93	2.8%	865	1.6%
Public Administration	4	4.8%	73	4.0%	29	5.8%	421	5.7%	147	4.4%	2,158	4.0%
Unclassified Establishments	4	4.8%	2	0.1%	19	3.8%	5	0.1%	137	4.1%	77	0.1%
Total	83	100.0%	1,821	100.0%	497	100.0%	7,365	100.0%	3,345	100.0%	53,978	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

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