



**WOODCREST**  
CAPITAL, LLC

# Junction Plaza

1624 - 1650 IN-44 | Shelbyville IN

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

**End-cap: 2,500 SF**  
**4,000 - 10,000 SF**



- 73,784 SF Center
- Shelby County, Indiana
- Large Parking Field
- Cinemas & Multiple Restaurants
- Great Visibility & Access

Type	PSF
NNN's	\$ 2.63
Lease Rates	Call for Rates

Traffic Counts**	
I-74	37,364 VPD
IN-44	22,151 VPD



Demographics	1-mile*	3-mile	5-mile
Population	5,040	22,427	25,136
Households	2,056	8,980	10,046
Average HH Income	\$68,952	\$68,373	\$70,325

\* 1, 3, and 5 mile radius data provided by CoStar Group, 2023 dataset.

\*\*Traffic Count (VPD) data provided by CoStar Group, 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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