



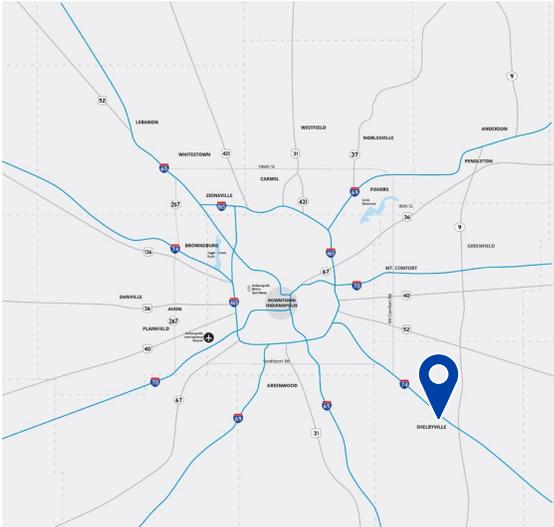
FOR SALE

49 Public Square

Shelbyville, IN

Ideal central location in Shelbyville on the main Public Square in the center of town.

- ± 22,000 SF on 0.16 acres
- Zoned BC
- Historical Building
- Redevelopment Opportunity (office/retail/multi-family)
- SF of floor plates (± 7,000 SF)
- Former Bank
 - Multiple vaults / safes

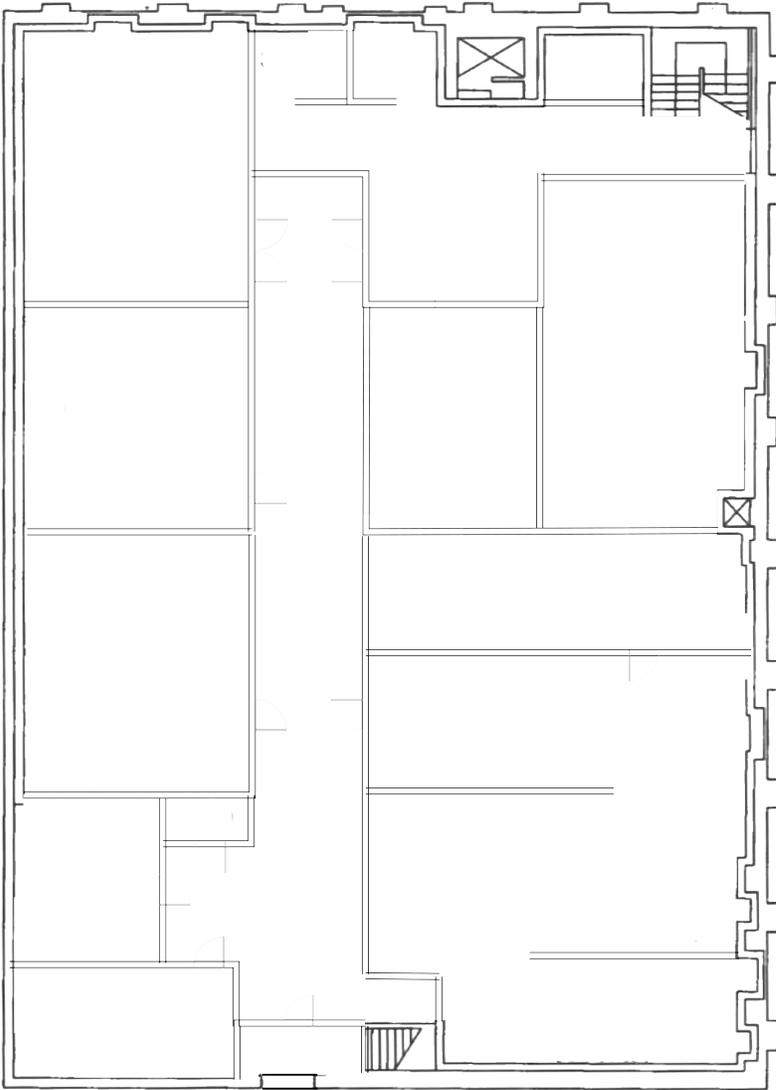


Ryan Kelly
 +1 317 713 2118
 Ryan.Kelly@colliers.com

Tony Hupp
 +1 317 713 2116
 Tony.Hupp@colliers.com

Colliers Indianapolis
colliers.com

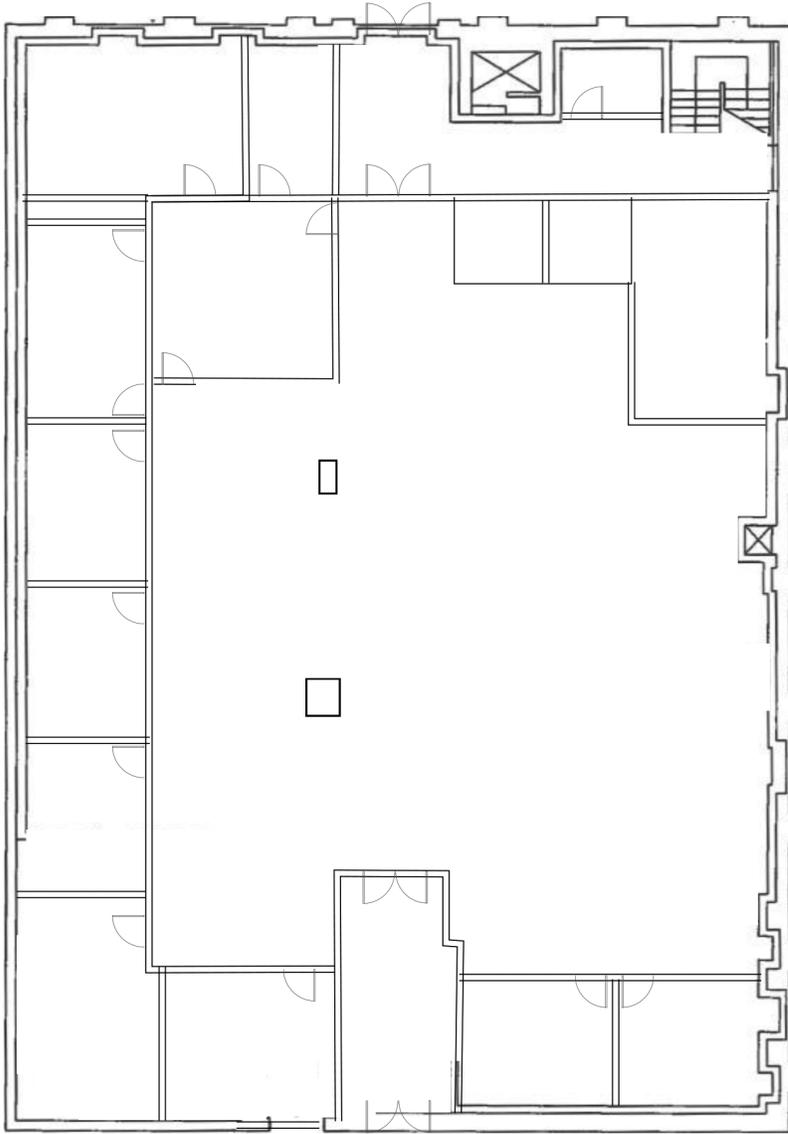
Basement



± 7,000 SF
Floor Plate



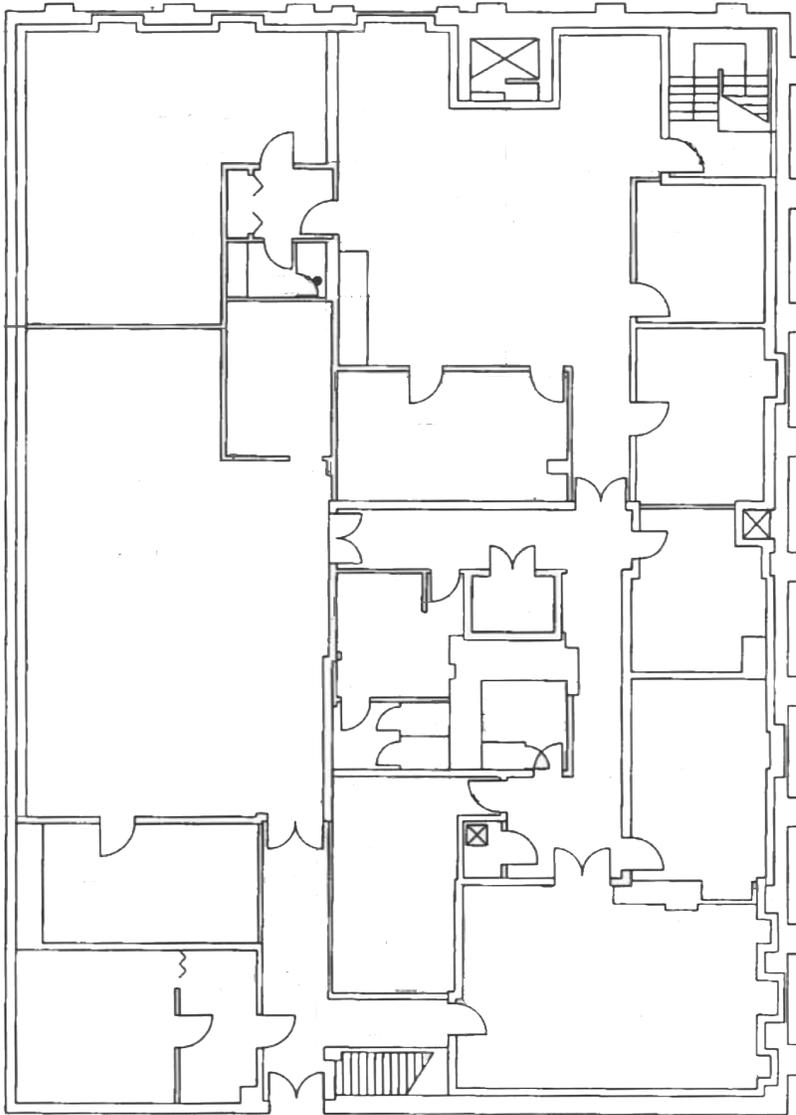
1st Floor



± 7,000 SF
Floor Plate



2nd Floor

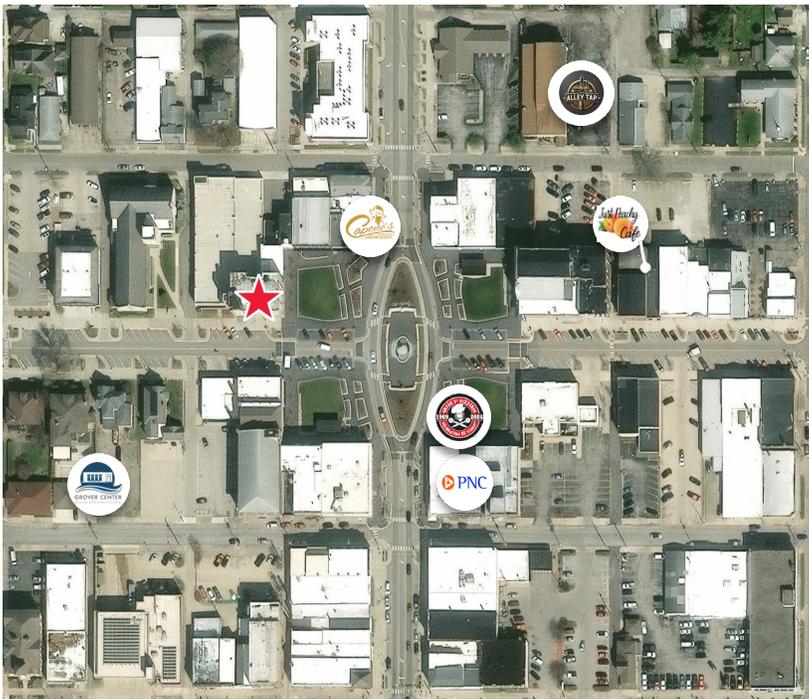


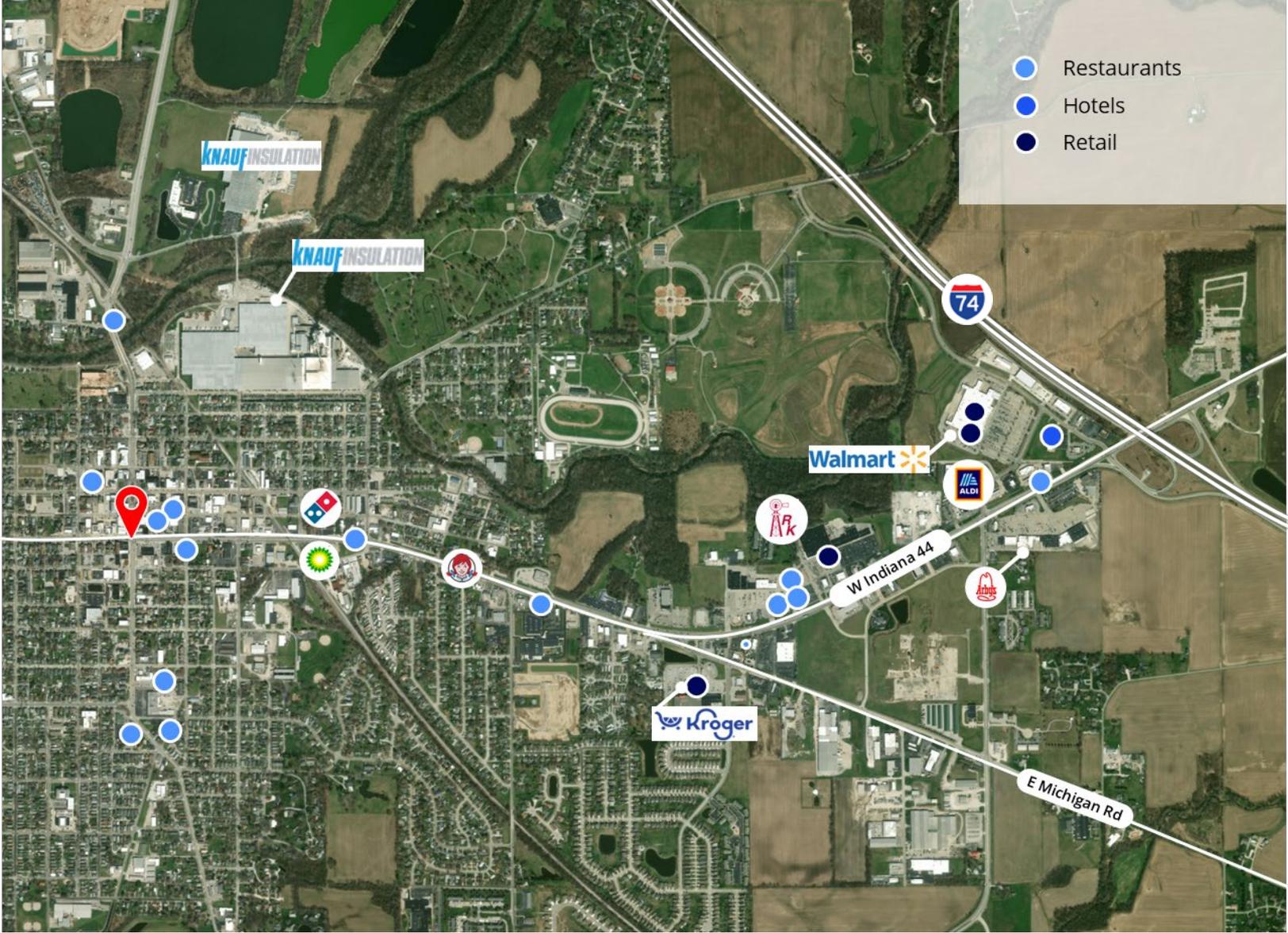
± 7,000 SF
Floor Plate



NEARBY BUSINESSES & AMENITIES

- Knauf Insulation
- Shelby County Fair Grandstands
- Rural King
- Capone's Downtown Speakeasy
- Skyline Drive-In
- Just Peachy Café
- Shelbyville Parks & Recreation
- Boys & Girls Club of Shelbyville





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2025	9,256	23,128	25,237
Population Projected 2030	9,179	23,113	25,205
Total Daytime Population	7,762	25,990	28,295
Average HH Income	\$70,067	\$78,839	\$81,636
Total Households 2025	3,787	9,472	10,337
Households Project 2030	3,788	9,557	10,426

CONNECTIVITY

I-70	30 miles
I-69 N	31 miles
I-465	31.5 miles
Downtown Indianapolis	29 miles
Indianapolis International Airport	41 miles
I-65	48 miles
I-74	79.9 miles

Ryan Kelly
+1 317 713 2118
Ryan.Kelly@colliers.com

Tony Hupp
+1 317 713 2116
Tony.Hupp@colliers.com

