



Village Plaza

11-26 Village Lane
Shelbyville, Kentucky 40065

Property Highlights

- 94,588 SF grocery-anchored neighborhood center
- 1,050 - 7,354 SF available for lease
- Healthy tenant mix of national, regional and local tenants; Anchored by Save-A-Lot Grocery and Harbor Freight Tools
- Excellent visibility and multiple access points from Midland Trail (US 60) and Mack Walters Road
- Located at a signalized intersection
- Traffic count of 20,398 VPD on Midland Trail in front of the center
- Shelbyville is strategically located on I-64 between Louisville (25 minutes), Frankfort (25 minutes) and Lexington (45 minutes)
- Shelby County ranked No. 1 for the most housing unit growth in the Louisville Metro statistical area and No. 4 in all of Kentucky with a 13.2% increase, which is about 2,200 houses, from 2010 to 2020, according to U.S. census

Suite	Rate	Size
20A Village Plaza	Negotiable	7,354 SF
22 Village Plaza	\$16.00 SF/yr	1,050 SF
26 Village Plaza	Negotiable	5,301 SF

For More Information

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Vice President

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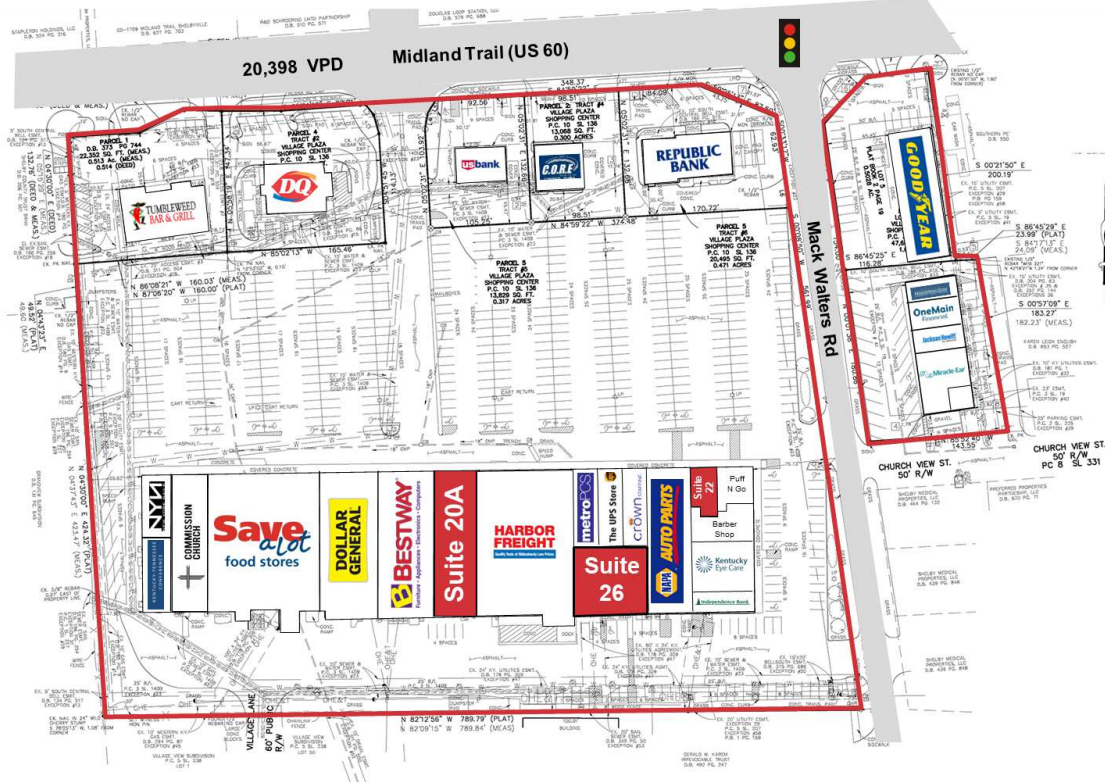
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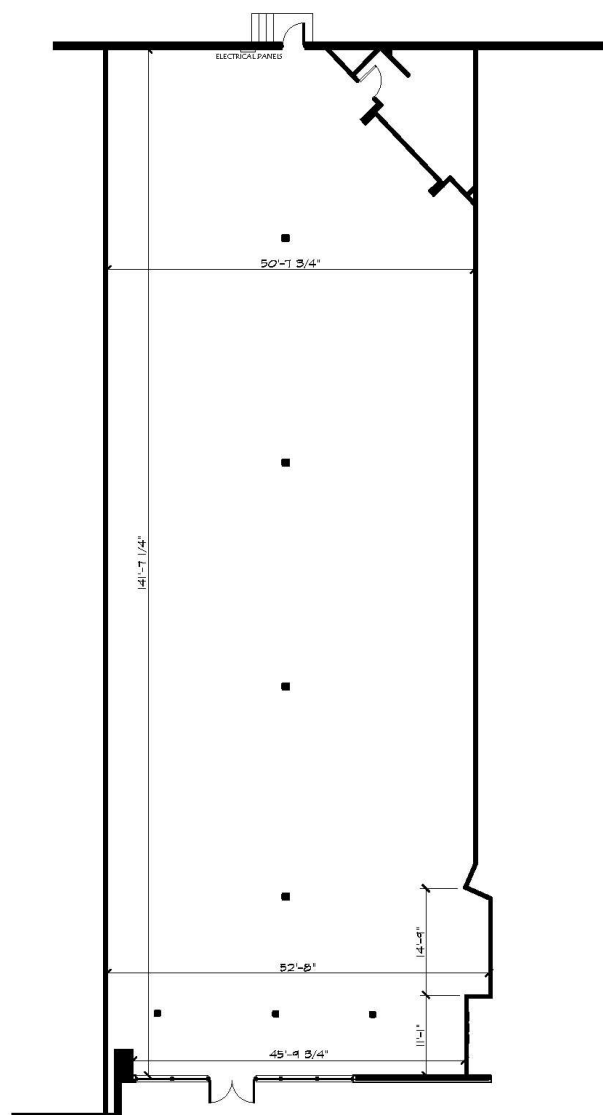


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 - 7,354 SF	Lease Rate:	\$16.00 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
20A Village Plaza	7,354 SF	NNN	Negotiable	-
22 Village Plaza	1,050 SF	NNN	\$16.00 SF/yr	Available 1/1/2026
26 Village Plaza	5,301 SF	NNN	Negotiable	-



NOTE:

- CEILING HAS 4x4 CEILING TILES AT 12'-0\"/>

Suite 20A FLOOR PLAN

FINISHED AREA = 7,354 SQ. FT.



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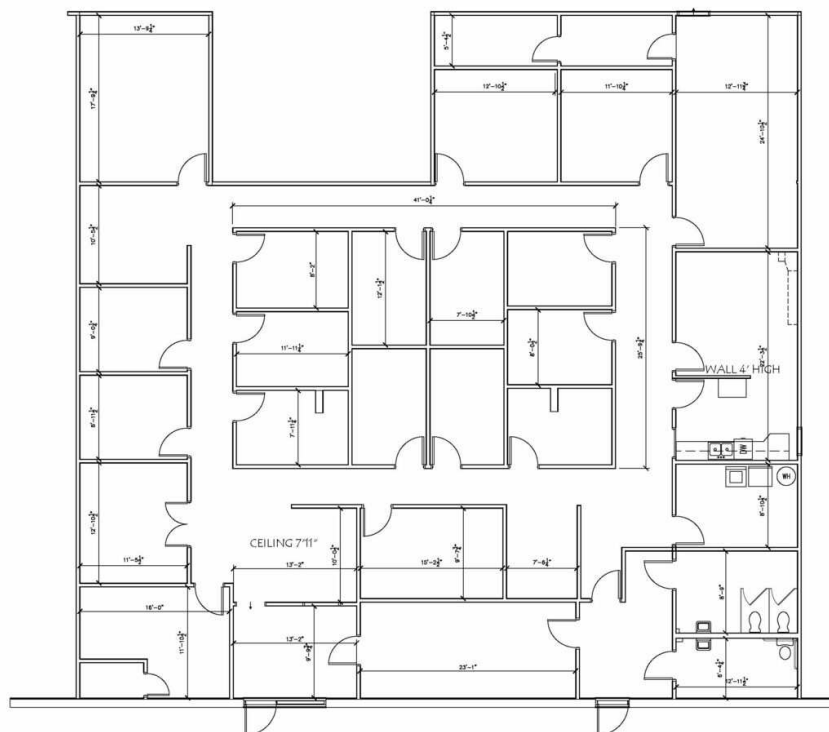
SHELBYVILLE VILLAGE PLAZA
SUITE 20A, SHELBYVILLE, KY.

TOTAL USEABLE AREA: 7,354 SQ. FT.

8/30/2022



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NOTE:

- GROUND FLOOR HAS 4'x4' CEILING TILES AT 7'-10" +/- HIGH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS & NOTES SHOWN ARE FIELD VERIFIED. INTERIOR WALL THICKNESS ARE ASSUMED 4 5/8". FIELD VERIFY ALL CONDITIONS & MATERIALS NOT RECORDED.
- DOCUMENT IS FOR REPRESENTATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION.
- WALLS AND DEMISING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 4 5/8".
- ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALLS. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.

SUITE 26 AS BUILT