

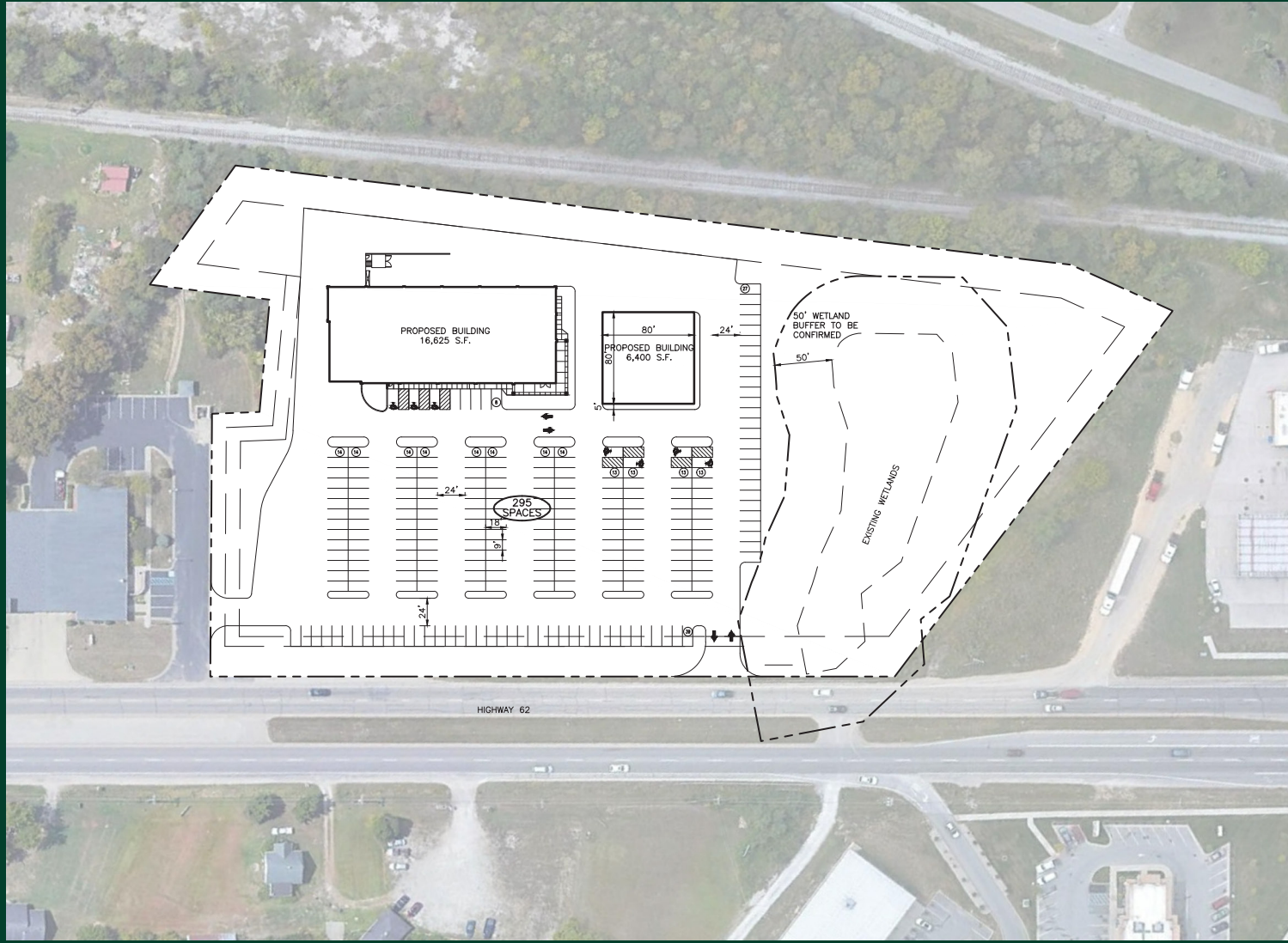
Development Opportunity

6.69± Acres

5413 Highway 62
Jeffersonville, IN 47130



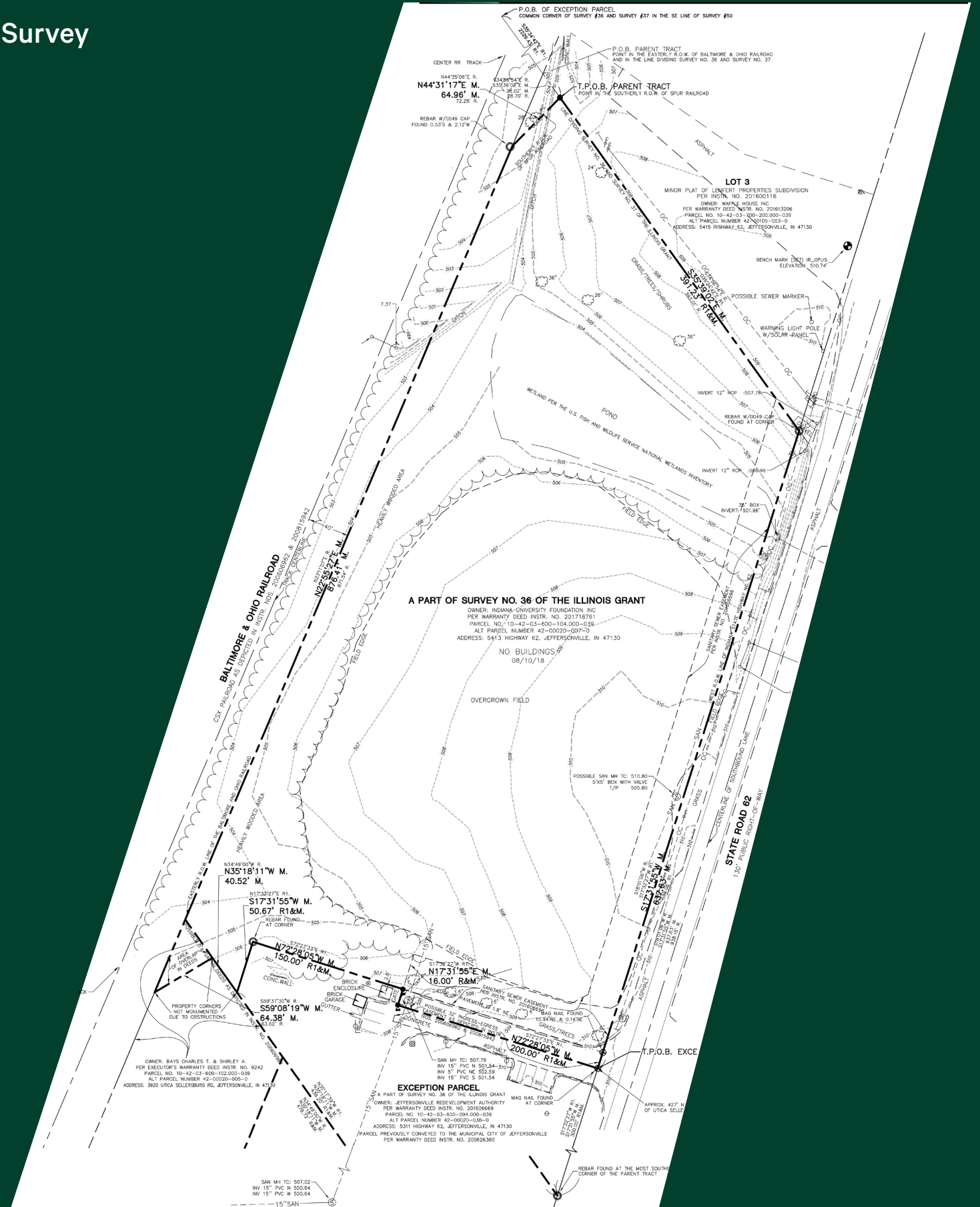
Conceptual Layout



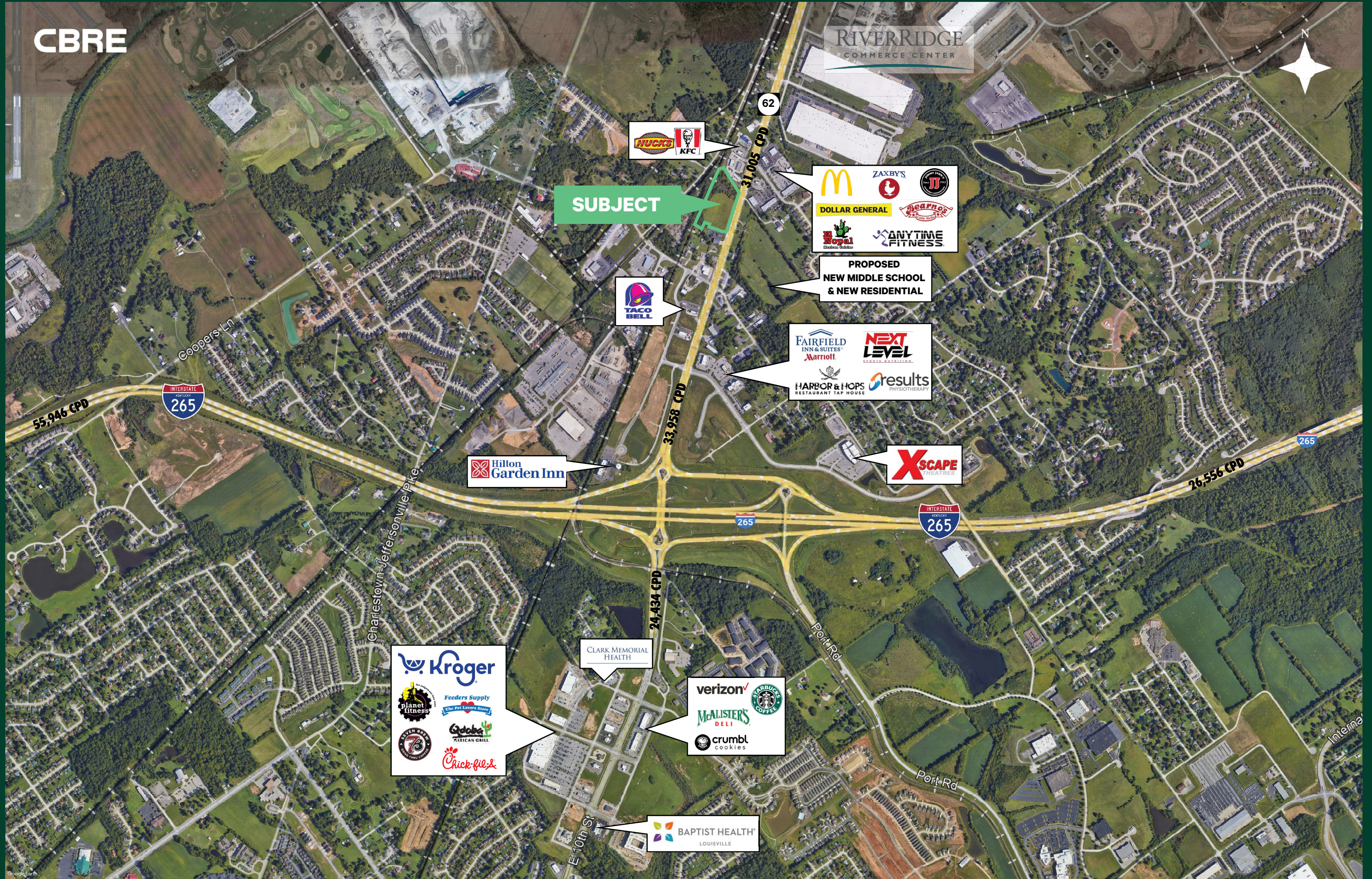
High Traffic Location

- + 6.69± acres available
- + Located just north of I-265 with easy access to Louisville via the Lewis & Clark Bridge
- + Adjacent to River Ridge Commerce Center, a growing +6 million square foot industrial park, which is home to Amazon, Hydra, GE/ Haier, Medline, Niagara Bottling, Clarcor, CTDI and many more
- + Trade area includes Kroger Marketplace, Xscape Theater, hotels, restaurants and retail
- + Excellent visibility from Hwy 62
- + Highway 62 traffic count: 31,005 CPD
- + High growth area
- + Zoned C-2: Large Scale General Commercial

Survey



CBRE



SUBJECT

HUCKS
KFC

McDonald's
Zaxby's
DOLLAR GENERAL
Wopai
ANYTIME FITNESS

PROPOSED
NEW MIDDLE SCHOOL
& NEW RESIDENTIAL

TACO BELL

FAIRFIELD INN & SUITES
Marriott
NEXT LEVEL
HARBOR & HOPS RESTAURANT TAP HOUSE
results PHYSIOTHERAPY

Hilton Garden Inn

XSCAPE THEATRES

Kroger
planet fitness
Feeders Supply
The Pet Lounge Store
Qdoba MEXICAN GRILL
Chick-fil-A

CLARK MEMORIAL HEALTH

verizon
STARBUCKS COFFEE
McALISTER'S DELI
crumbl COOKIES

BAPTIST HEALTH
LOUISVILLE

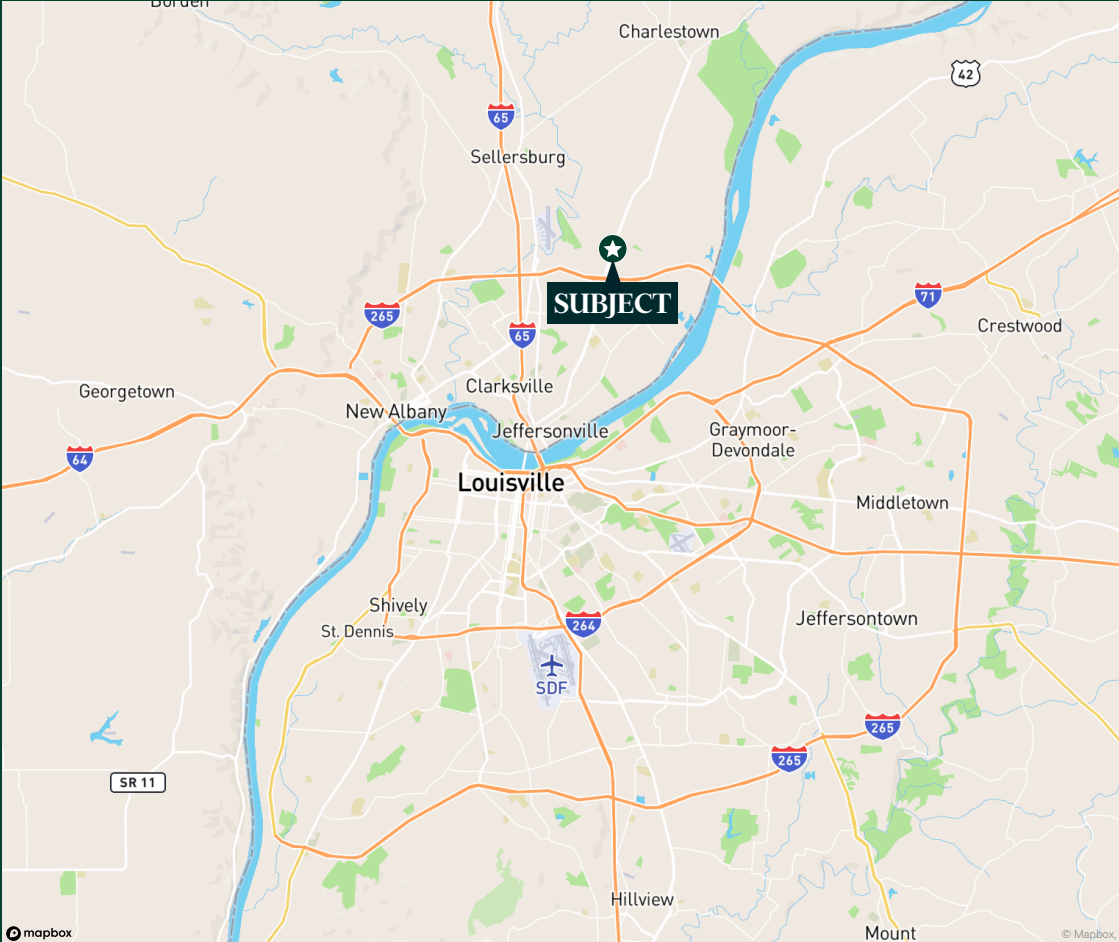
RIVER RIDGE
COMMERCE CENTER



Development Opportunity

5413 Highway 62 | Jeffersonville, IN 47130

For Sale



2023 Estimated Demographics	2 Miles	3 Miles	4 Miles
Population	10,957	27,063	49,187
2020-2023 Annual Population Growth	2.44%	1.95%	1.48%
Daytime Population	9,201	24,785	46,841
Average Household Income	\$96,913	\$87,068	\$87,249

Contact Us

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