

LEGACY SHOPPES AT JEFFERSONVILLE

1439 E 10TH ST, JEFFERSONVILLE, IN 47130



PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover an exceptional leasing opportunity at the newly rebranded Legacy Shoppes at Jeffersonville. Benefiting from a prime location with daily traffic of 22k+ vehicles, this property is undergoing a full-scale remodel slated for completion in 2026. Join a vibrant retail hub alongside national tenants such as Oak Street Health, Taco Bell, and Sherwin-Williams. With unmatched visibility, up to 36,000 SF of available space, convenient accessibility, and a fresh, modern design, this revitalized center offers an ideal location for businesses looking to thrive and establish a strong presence in the Jeffersonville market.

PROPERTY HIGHLIGHTS

- Prime location on E 10th St with +22k traffic counts
- Current national tenants include Oak Street Health, Taco Bell, and Sherwin-Williams
- Abundant parking for tenants, customers, and employees
- Versatile space suitable for both restaurants and retail

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	28
Available SF:	744 - 17,122 SF
Lot Size:	12.8 Acres
Building Size:	177,314 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	31,109	95,074	265,272
Total Population	67,833	210,016	616,483
Average HH Income	\$68,166	\$73,559	\$80,862

TRAFFIC COUNTS

22,133 Vehicles Per Day



Matthew Hill

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Eddie Mendizabal

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SITE PLAN



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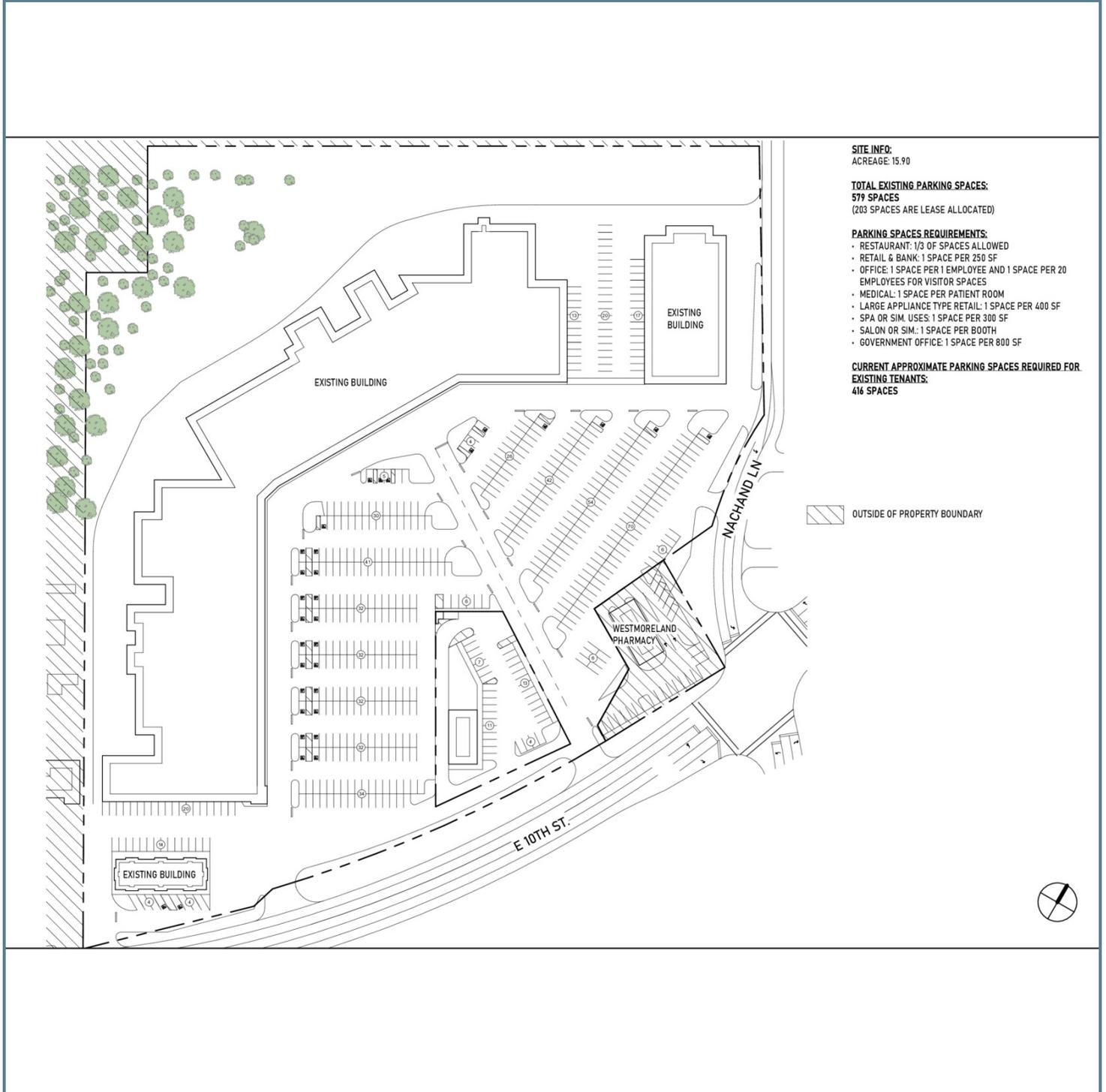
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SITE PLAN



SITE INFO:
ACREAGE: 15.90

TOTAL EXISTING PARKING SPACES:
579 SPACES
(203 SPACES ARE LEASE ALLOCATED)

- PARKING SPACES REQUIREMENTS:**
- RESTAURANT: 1/3 OF SPACES ALLOWED
 - RETAIL & BANK: 1 SPACE PER 250 SF
 - OFFICE: 1 SPACE PER 1 EMPLOYEE AND 1 SPACE PER 20 EMPLOYEES FOR VISITOR SPACES
 - MEDICAL: 1 SPACE PER PATIENT ROOM
 - LARGE APPLIANCE TYPE RETAIL: 1 SPACE PER 400 SF
 - SPA OR SIM. USES: 1 SPACE PER 300 SF
 - SALON OR SIM.: 1 SPACE PER BOOTH
 - GOVERNMENT OFFICE: 1 SPACE PER 800 SF

CURRENT APPROXIMATE PARKING SPACES REQUIRED FOR EXISTING TENANTS:
416 SPACES

 OUTSIDE OF PROPERTY BOUNDARY



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RENDERED PHOTOS



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BEFORE AND AFTER PHOTOS



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CONSTRUCTION PROGRESS UPDATE (09/2025)



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	744 - 36,007 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Legacy Shoppes at Jeffersonville Suite 1023	Available	3,000 - 7,371 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1025	Available	3,000 - 7,411 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1425	Available	17,000 - 36,007 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1429	Available	2,616 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1431	Available	1,500 - 5,523 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1433	Available	1,500 - 3,037 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1435	Available	1,500 - 5,727 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1443	Available	2,384 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1413	Available	767 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1411	Available	744 SF	NNN
Legacy Shoppes at Jeffersonville Suite 1409	Available	744 SF	NNN
Legacy Shoppes at Jeffersonville Outlot B	Available	0.41 Acres	Ground Lease
Legacy Shoppes at Jeffersonville Outlot A	Available	0.7 Acres	Ground Lease



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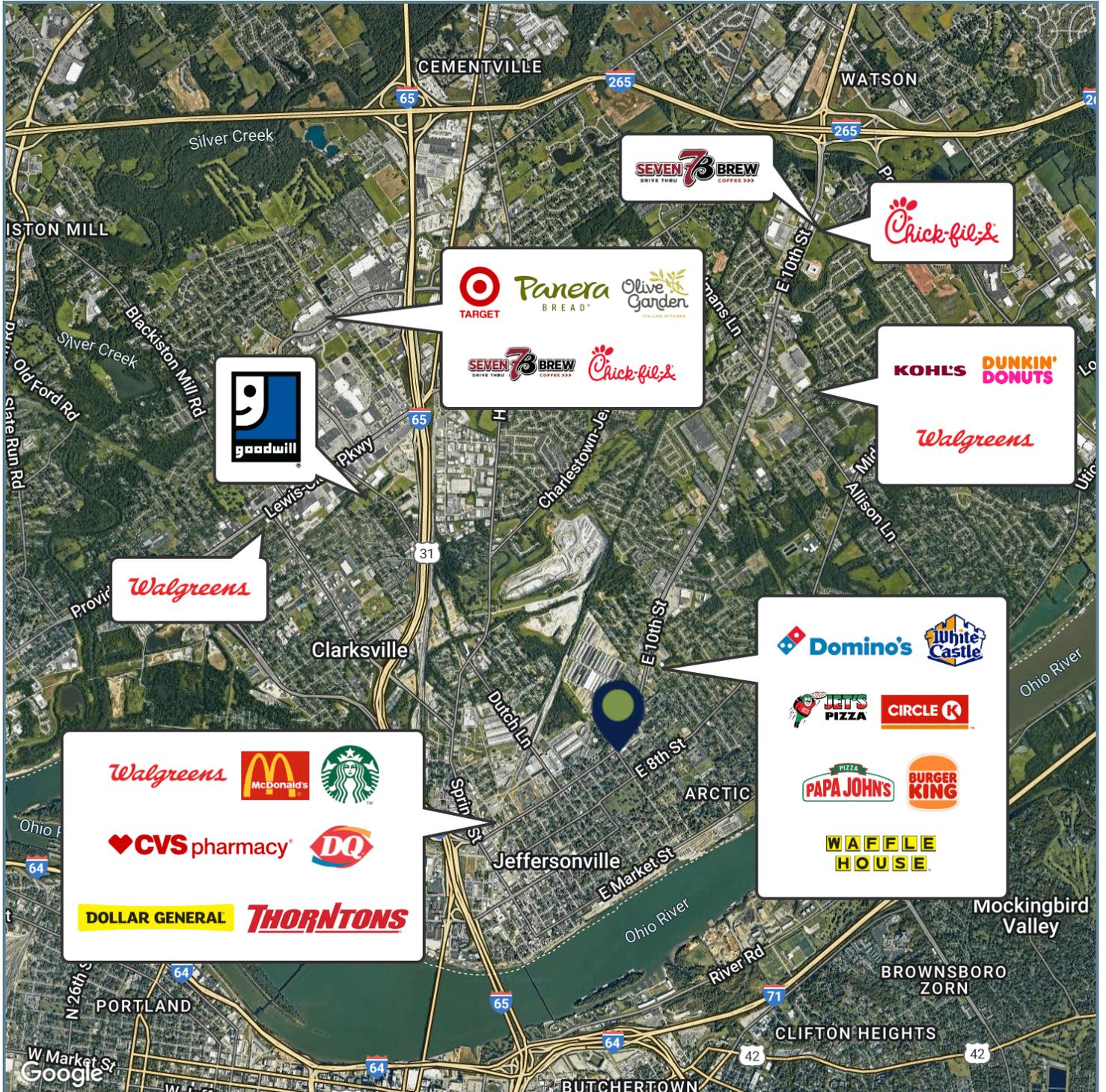
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RETAILER MAP



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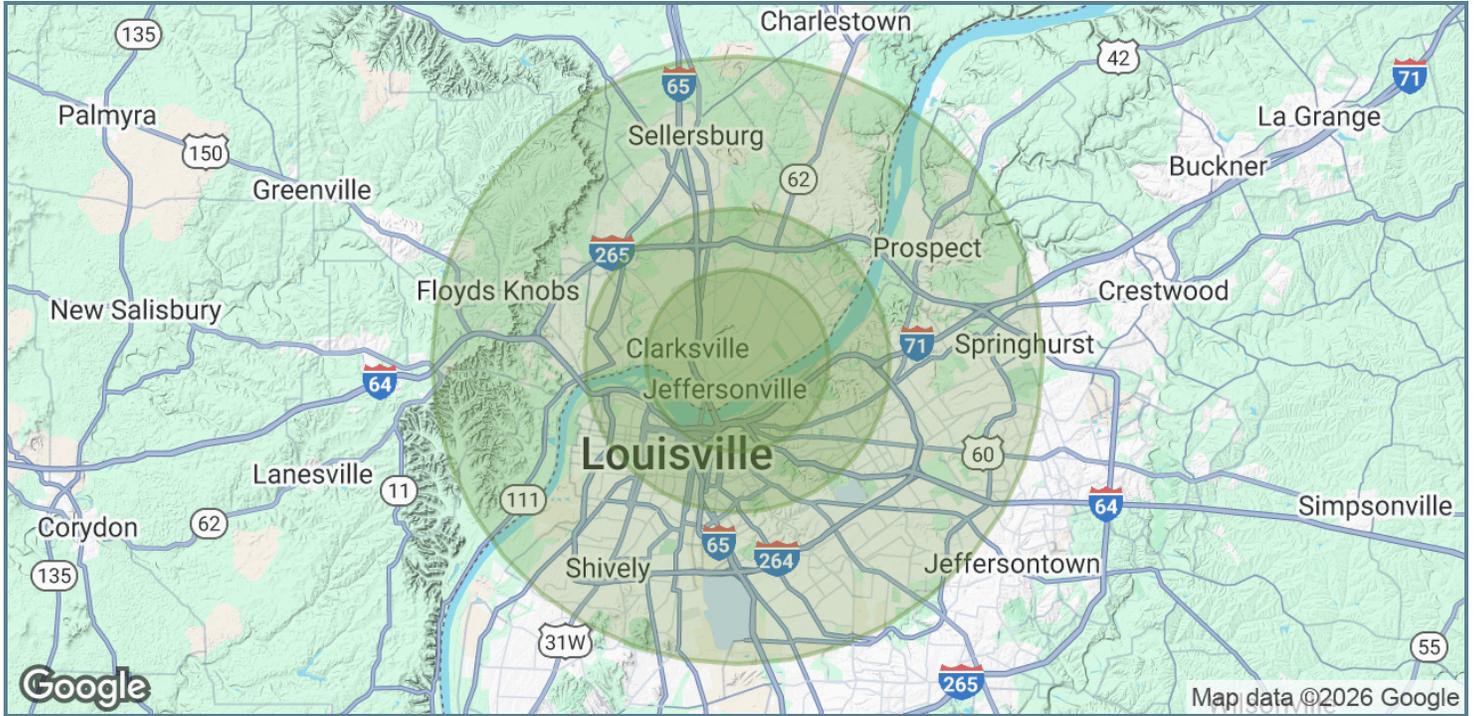
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	67,833	210,016	616,483
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	31,109	95,074	265,272
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,166	\$73,559	\$80,862
Average House Value	\$224,242	\$292,719	\$294,529



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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

