



ALLIES  
COMMERCIAL  
REALTY

1 MILE  
FROM



ANCHORED  
BY

**STUDIO 10  
CINEMAS**

**FOR LEASE**

Junction Plaza

Retail

**4**  
**SPACES**  
**AVAILABLE**

**1624-1648 E STATE RD 44**  
**SHELBYVILLE, IN 46176**

VIEW THIS  
LISTING ONLINE



**ASKING RATE**

Ranges from  
\$9.25 - \$12.00 NNN



**TRAFFIC COUNT**

37,364 VPD ON I-74  
22,151 VPD ON SR-44



**PRIME LOCATION**

Located 1 mile from I-74

**Space 1**

**SUITE 1626**  
10,000 SF

**Space 2**

**SUITE 1638**  
4,000 SF

**Space 3**

**SUITE 1640 B**  
5,000 SF

**Space 4**

**SUITE 1644**  
2,500 SF



ALLIES  
COMMERCIAL  
REALTY

Retail

For Lease | 1624-1648 E. State Rd. 44, Shelbyville, IN 46176





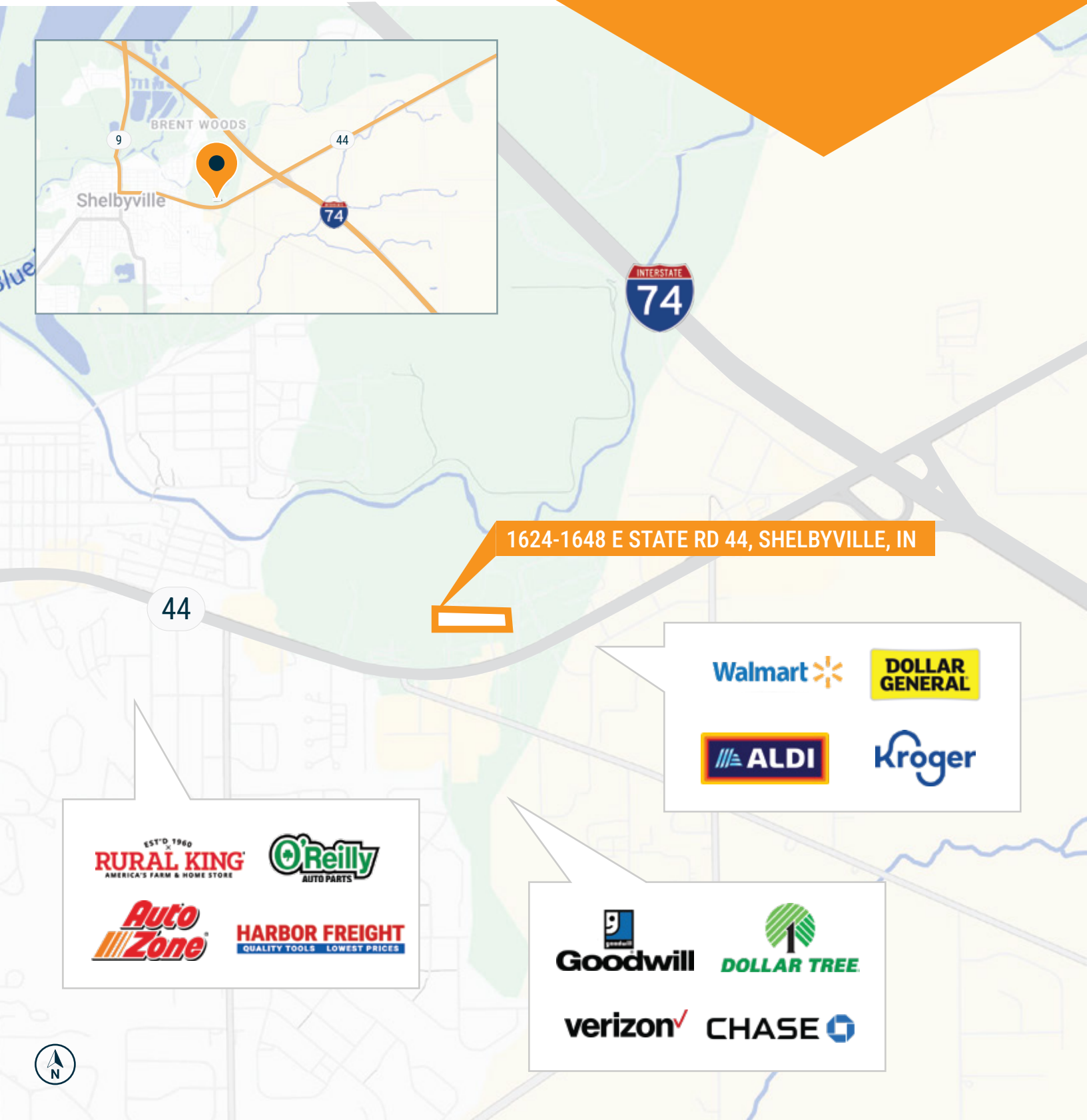


# SITE MAP & DEMOGRAPHICS



Area Demographics	1 Mile	3 Mile	5 Mile
2024 Total Population	4,845	22,107	25,322
Estimated 2029 Population	4,792	21,952	25,129
2024 Total Households	1,972	9,006	10,297
Estimated 2029 Households	1,978	9,083	10,377
2024 Average Household Income	\$70,833	\$74,889	\$77,764
Estimated 2029 Average Household Income	\$81,289	\$85,952	\$89,323

# LOCATION



1624-1648 E STATE RD 44, SHELBYVILLE, IN

Walmart

DOLLAR GENERAL

ALDI

Kroger

EST'D 1960  
RURAL KING  
AMERICA'S FARM & HOME STORE

O'Reilly  
AUTO PARTS

Auto Zone

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

Goodwill

DOLLAR TREE

verizon

CHASE

VIEW THIS  
LISTING ONLINE



DANIEL SANTANA  
Broker

[daniel@alliescommercialrealty.com](mailto:daniel@alliescommercialrealty.com)  
765-635-9215



ALLIES  
COMMERCIAL  
REALTY

[alliescommercialrealty.com](http://alliescommercialrealty.com)