

YOUNGSTOWN CENTER



1439 E 10TH ST, JEFFERSONVILLE, IN 47130

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the dynamic surroundings of the Youngstown Shopping Center in Jeffersonville, IN, 47130. Nestled in a vibrant commercial hub, the area offers a diverse mix of retail and dining options, creating an attractive destination for businesses. Just moments from the property, tenants can capitalize on the steady flow of shoppers drawn to the nearby national retailers and local boutiques. Additionally, the close proximity to established businesses and residential neighborhoods ensures a consistent and diverse customer base. With its accessibility and prominent location, the area surrounding the property presents an unparalleled opportunity for Retail/Strip Center tenants seeking to establish a thriving presence in a bustling and high-traffic location.

PROPERTY HIGHLIGHTS

- Prime visibility for maximum exposure
- Impressive 28,923 daily traffic counts
- Abundant parking for tenants and customers

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	28
Available SF:	1,400-46,744 SF
Lot Size:	12.8 Acres
Building Size:	177,314 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,229	31,430	101,662
Total Population	11,421	64,646	198,539
Average HH Income	\$47,035	\$58,701	\$63,194

Matt Hill
Field Leasing & Property Manager

matt.hill@legacypro.com
513.307.8852



209 Powell Place,
Brentwood, TN 37027
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YOUNGSTOWN DESIGN CONCEPTS

1439 E 10TH ST, JEFFERSONVILLE, IN 47130

ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Available Spaces for Lease:	615 - 29,745 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE
Youngstown Shopping Center Suite 1023	Available	6,871 SF
Youngstown Shopping Center Suite 1023-G	Available	961 SF
Youngstown Shopping Center Suite 1407	Available	1,483 SF
Youngstown Shopping Center Suite 1425	Available	29,745 SF
Youngstown Shopping Center Suite 1429	Available	2,601 SF
Youngstown Shopping Center Suite 1431	Available	5,757 SF
Youngstown Shopping Center Suite 1433	Available	3,485 SF
Youngstown Shopping Center Suite 1435	Available	5,510 SF
Youngstown Shopping Center Suite 1443	Available	2,434 SF



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RETAILER MAP



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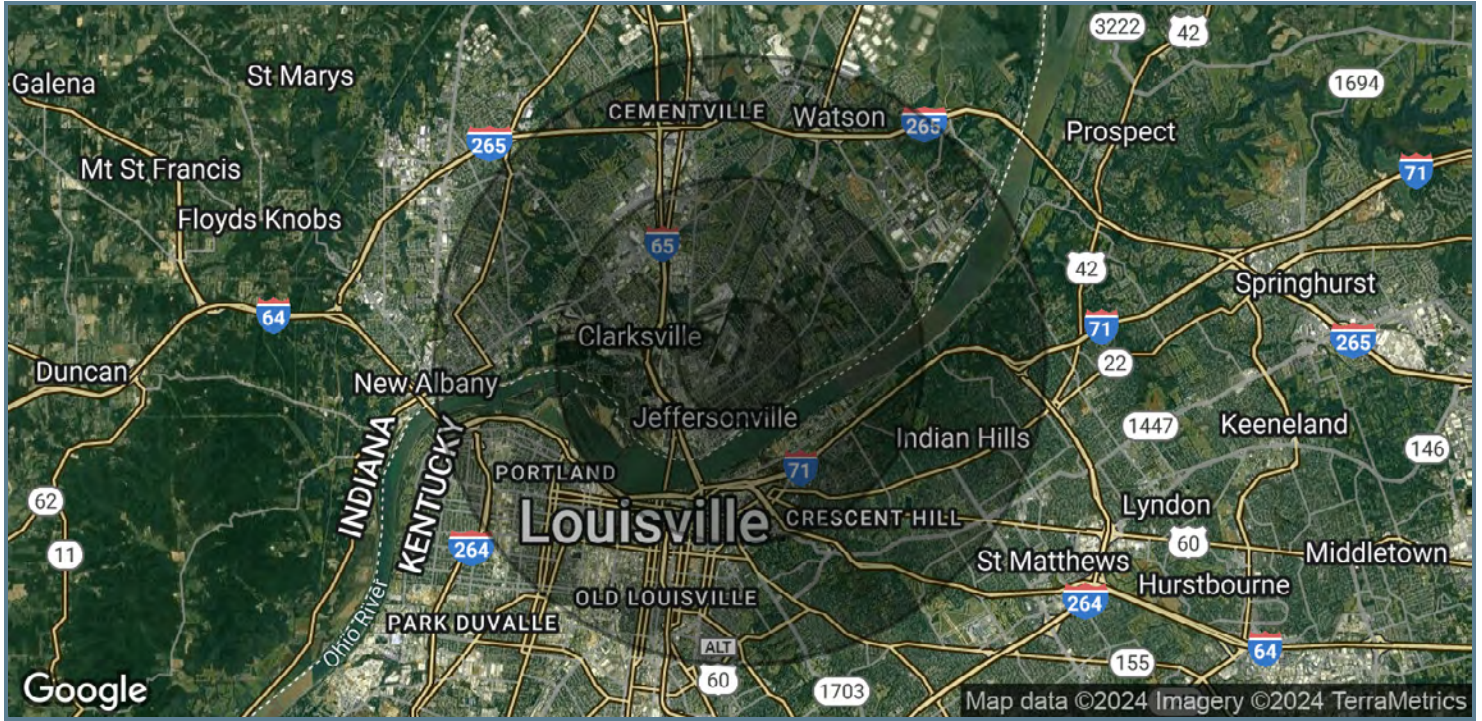


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,421	64,646	198,539
Average Age	40.3	39.5	39.7
Average Age (Male)	38.5	38.2	38.4
Average Age (Female)	42.7	41.1	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,229	31,430	101,662
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$47,035	\$58,701	\$63,194
Average House Value	\$96,417	\$143,783	\$186,969

2020 American Community Survey (ACS)

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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 in operating 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.

