




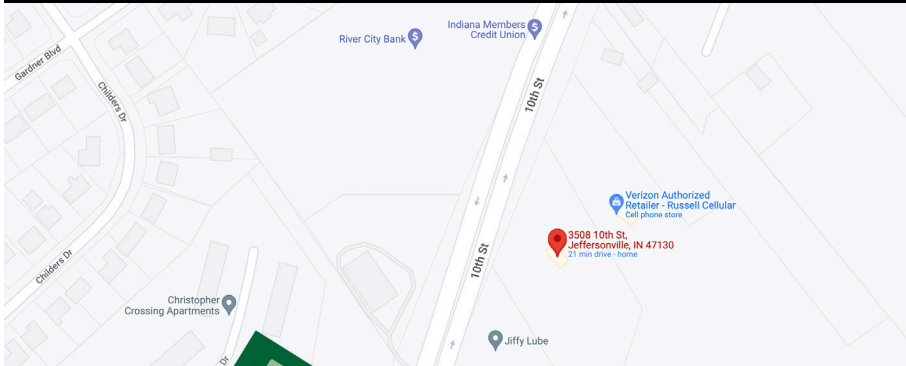
JEFFERSON RIDGE

Jefferson Ridge is a strategically positioned development adjacent to the first major interchange off the new East End bridge, seamlessly connecting Louisville to Southern Indiana via I-265 and Highway 62. This prime location offers a myriad of prospects for retail, multifamily, and hotel developments.

Situated in close proximity to the River Ridge Commerce Center, a vast 6,000+ acre industrial, office, and research campus, Jefferson Ridge is poised to capitalize on the estimated 100,000 jobs anticipated to flood the market in the next 5 to 10 years. Additionally, it enjoys adjacency to a new Kroger Marketplace, and is home to Starbucks, Baptist HealthCare, McAlister's Deli, Crumbl Cookies, and Sherwin Williams.

 3508 E. 10th Street, Jeffersonville, IN 47130

 Leasing Contact



Alexander Blieden
502.456.1999 Ext. 106
ablieden@kadencompanies.com



Quinn Andrews
502.456.1999 Ext. 107
qandrews@kadencompanies.com



SITE PLAN

EXISTING TENANTS

OUTLOT 1

1a	Starbucks
1b	PetVet 365
1c	HOTWORX
1d	Baptist Health
1e	Sherwin Williams

OUTLOT 2

2a	McAlister's Deli
2b	Vision First
2c	CrumbI Cookies
2d	Nail Salon
2e	AVAILABLE 1,500 sf

2f	Pizza Hut
2g	Retina Associates
2h	Verizon
3	First Savings Bank
4	Tommy's Express Car Wash

5	Coming Soon
6	L&N Federal Credit Union
7	Baptist ER & Urgent Care
8	Coming Soon
9	AVAILABLE 4.67 Acre Lot

AVAILABLE FOR LEASE



1

1,500 sq ft



2

4.67 Acre Lot



THE PROPERTY

MARKET

Jeffersonville, IN

AREA

34 acres of development /18,617 sq ft building completed

SPACES AVAILABLE

5



THE POPULATION

WITHIN 3 MILES

OVERALL

39,525

DAYTIME

38,222



HOUSEHOLDS

WITHIN 3 MILES

HOUSEHOLD INCOME

\$70,721

AVG HOME VALUE

\$161,382

LOCATION DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	7,931	39,525	98,767
DAYTIME POPULATION	5,655	38,222	99,797
AVERAGE HOUSEHOLD INCOME	\$68,278	\$ 70,721	\$77,905
AVERAGE HOME VALUE	\$156,662	\$161,382	\$227,172