

EASTGATE SHOPPING CENTER

2958 E 10th Street Jeffersonville, Indiana 47130

KADEN
COMPANIES



PROPERTY DESCRIPTION

Eastgate Shopping Center is situated on a highly visible, heavily trafficked commercial corridor in the heart of Jeffersonville's retail district. Located along the primary east-west arterial at 2958 E 10th Street, the property benefits from strong daily traffic counts, dense surrounding neighborhoods, and immediate proximity to national retailers including Meijer, Kohl's, Aldi, and Kroger. The subject center offers a mix of large-format, outparcel, and in-line opportunities ideal for grocery, entertainment, medical, service, or multi-tenant retail concepts.

PROPERTY HIGHLIGHTS

- 26-Acre Development located in Jeffersonville, IN
- Roughly One Mile from River Ridge Commerce Center (one of the largest business parks next to an urban core in the Country)
- Up to 78k Square Feet of Existing Box Space (can demise)
- Three First-Tier Pads Available for Lease or Sale
- Directly Adjacent to Jeffersonville High School (2,600+ Students)
- Nearby Retailers include Meijer, Kroger, Kohl's, Aldi, Dunkin, McDonald's, and more

PROPERTY NOTES

Total Square Footage	199,364 SF
Acreage	25.56 Acres
Year Built	1974
Year Renovated	1988/2026*
Total Buildings	9
Total Vacancy (Existing)	98,456 SF
Total Vacancy (Land)	5 Acres

QUINN ANDREWS

Leasing & Acquisitions
312.882.6638
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KY #265408

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,463	48,326	114,240
Average Age	38.6	40.1	41.1
Average Age (Male)	35.5	38.7	39.7
Average Age (Female)	41.2	40.9	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,789	19,921	50,076
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$78,652	\$90,656	\$101,251
Average House Value	\$202,031	\$231,766	\$277,533

2023 American Community Survey (ACS)

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AVAILABLE SPACES

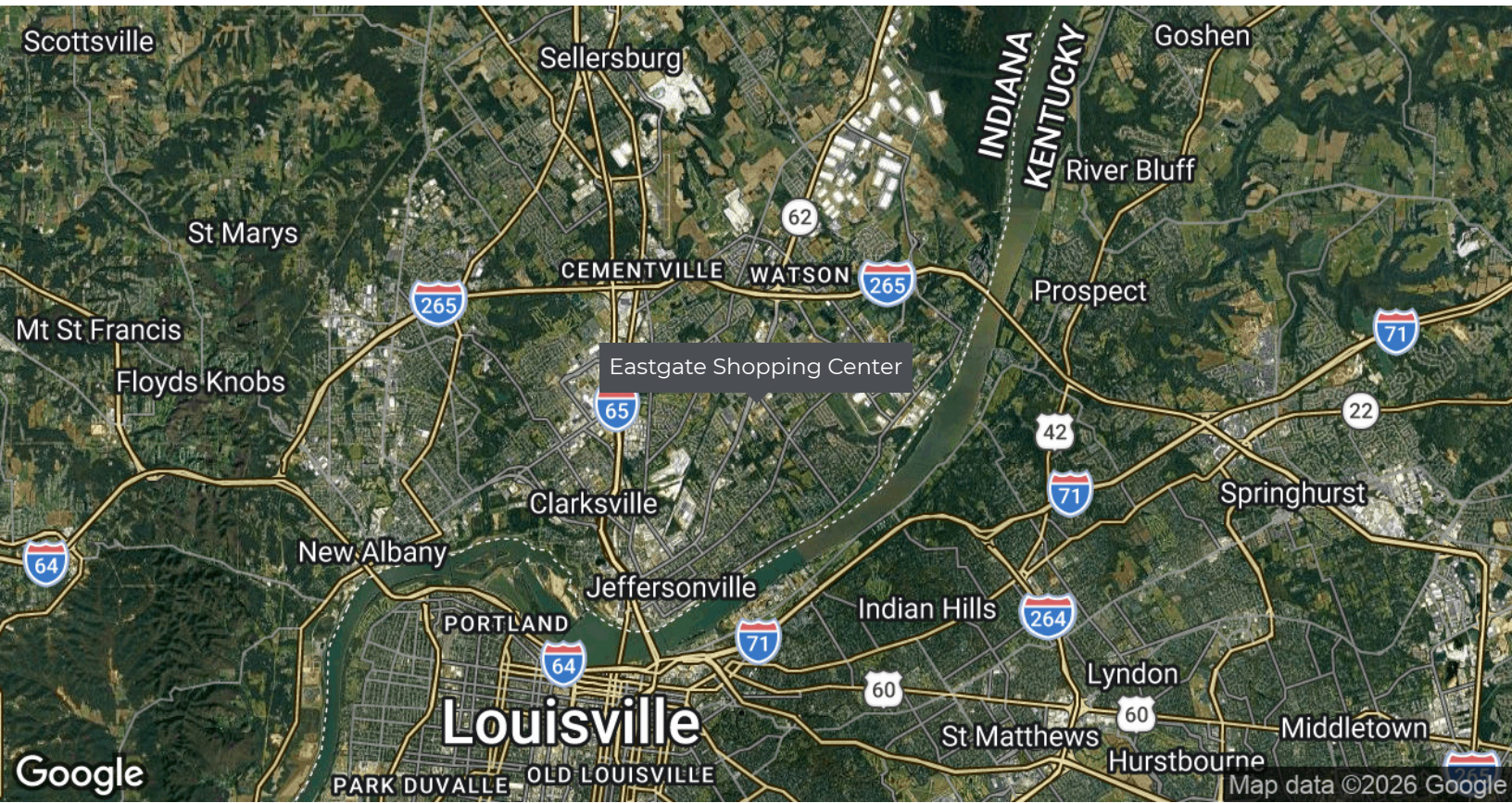
SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Pad 1	Available	1.2 Acres	Ground Lease	Sits at the intersection of E 10th Street and Allison Lane (40k+ Combined VPD)
Pad 5	Available	2 Acres	Ground Lease	Neighbors national brands like Taco Bell and Wendy's; Can split up pad
Pad 7	Available	1,500 - 3,456 SF	Ground Lease	Former Bank with Drive-Thru and Ample Parking
Space 9 (Former Kroger)	Available	10,000 - 78,000 SF	NNN	Directly next to Rural King; Can Demise
Space 10	Available	950 - 6,000 SF	NNN	Entire Building Available
Space 11	Available	900 - 6,000 SF	NNN	Entire Building Available
Space 12	Available	6,000 SF	NNN	Entire Building Available
Pad 13	Available	1.8 Acres	Ground Lease	Direct Frontage on Allison Lane (Facing Meijer)

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LOCATION DESCRIPTION

Jeffersonville, Indiana, is a growing riverfront city strategically positioned just across the Ohio River from Louisville, Kentucky. It drives economic momentum through key infrastructure like the East End Bridge and River Ridge Commerce Park, the largest industrial park next to an urban core in the country (has created over 14,000 jobs since its inception and is on pace to create 100,000 jobs over the next 10 years). It's main retail corridor, E 10th Street (Highway 62), is a nearly five-mile artery linking the historic downtown core to the expansive retail and manufacturing developments further north, blending residential charm, prime shopping destinations, and emerging commercial hubs.

LOCATION DETAILS

Market	Louisville
Sub Market	Jeffersonville
County	Clark
Cross Streets	E 10th Street and Allison Lane

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