

FOR LEASE

JEFFERSON RIDGE DEVELOPMENT

3508 East 10th Street, Jeffersonville, IN 47130



QUINN ANDREWS

Leasing & Acquisitions

312.882.6638

qandrews@kadencompanies.com

KY #265408

JEFFERSON RIDGE DEVELOPMENT

3508 East 10th Street, Jeffersonville, IN 47130

KADEN
COMPANIES



PROPERTY DESCRIPTION

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.

PROPERTY HIGHLIGHTS

- 60-Acre Mixed-Use Development on E 10th Street in Jeffersonville, IN
- First & Second Tier Land Available for Lease or Sale
- Proposed 20k Square Foot Class-A Retail Strip next to Baptist Urgent Care
- 190+ High-End Apartment Units in Rear of Development (The Jeff on 10th)--an Additional 200+ Units Coming Soon



QUINN ANDREWS

Leasing & Acquisitions
312.882.6638
qandrews@kadencompanies.com
KY #265408

JEFFERSON RIDGE DEVELOPMENT

3508 East 10th Street, Jeffersonville, IN 47130

KADEN
COMPANIES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,049	45,022	111,501
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,811	18,727	47,865
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$79,168	\$82,560	\$95,007
Average House Value	\$221,294	\$229,024	\$282,933

2020 American Community Survey (ACS)

QUINN ANDREWS

Leasing & Acquisitions
312.882.6638
qandrews@kadencompanies.com
KY #265408

JEFFERSON RIDGE DEVELOPMENT

3508 East 10th Street, Jeffersonville, IN 47130

KADEN
COMPANIES

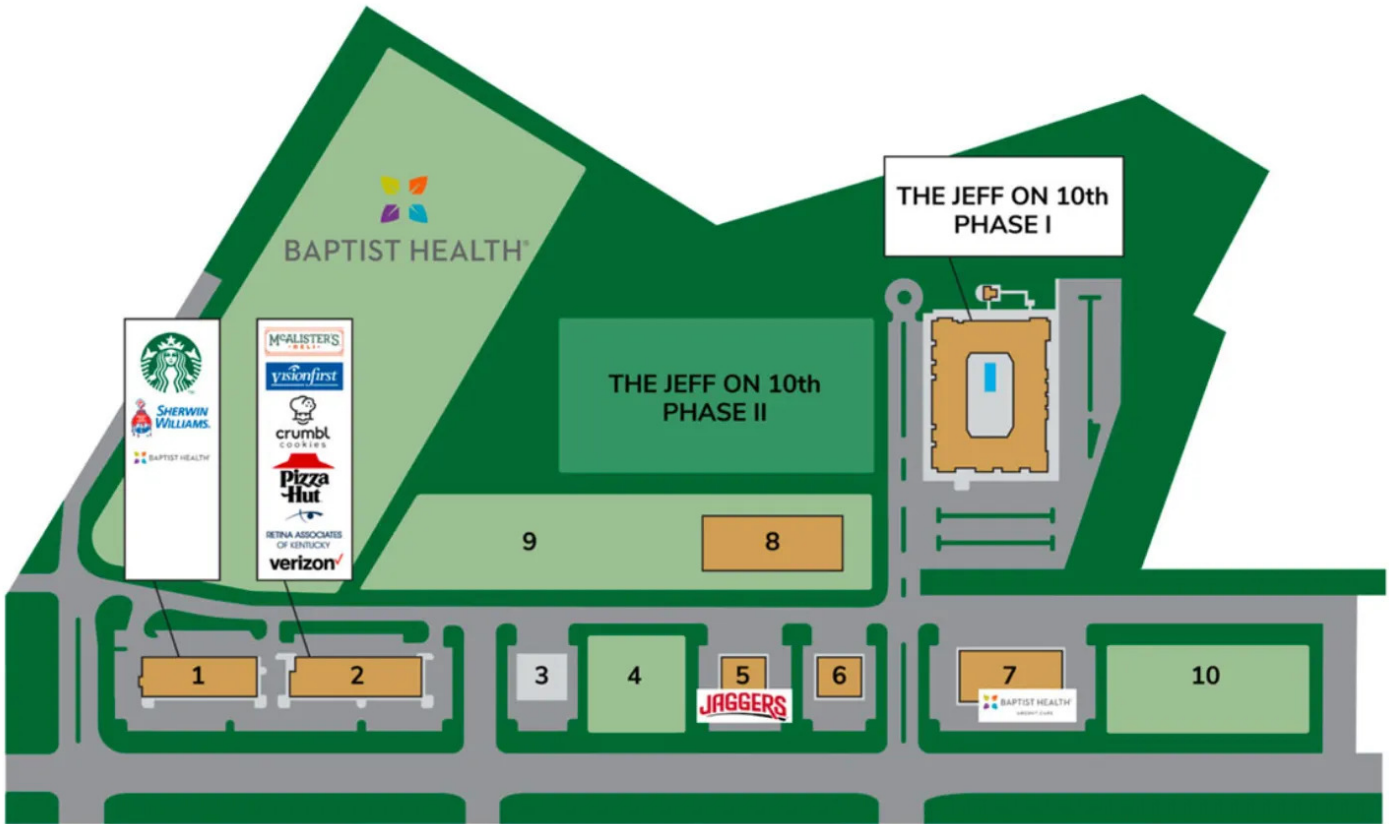


QUINN ANDREWS

Leasing & Acquisitions
312.882.6638
qandrews@kadencompanies.com
KY #265408

JEFFERSON RIDGE DEVELOPMENT

3508 East 10th Street, Jeffersonville, IN 47130



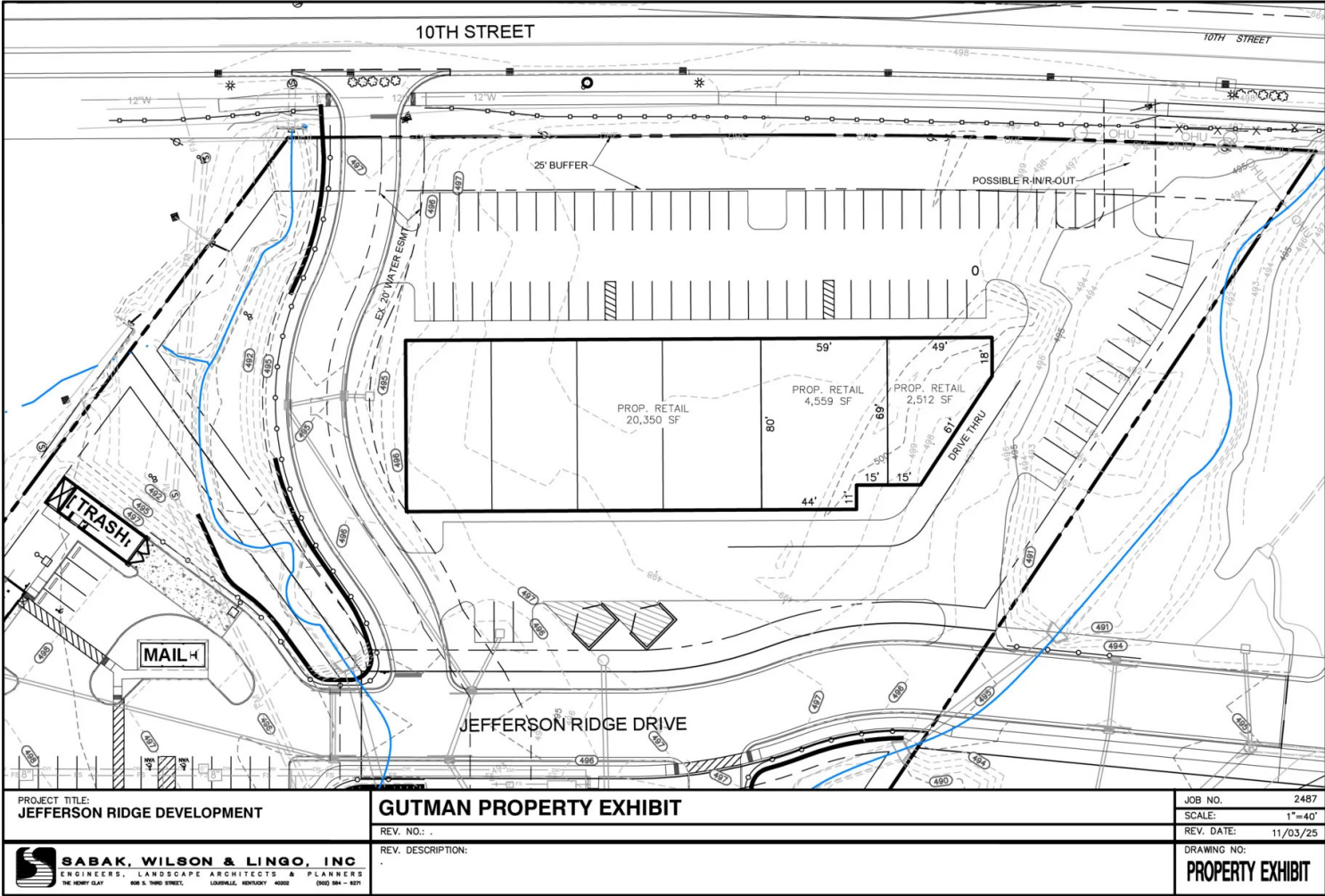
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 10 (Proposed New Construction Strip)	Available	1,500 - 20,000 SF	NNN	Negotiable	Estimated Delivery Date: March 1, 2027; Floor Plan on Next Page
Space 9	Available	2.5 Acres	Ground Lease	Negotiable	Second-Tier Pad; For Sale or Lease

JEFFERSON RIDGE DEVELOPMENT

3508 East 10th Street, Jeffersonville, IN 47130

KADEN
COMPANIES



QUINN ANDREWS

Leasing & Acquisitions
312.882.6638
qandrews@kadencompanies.com
KY #265408

JEFFERSON RIDGE DEVELOPMENT

3508 East 10th Street, Jeffersonville, IN 47130



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 nearly 19,000 jobs since its inception). 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	Jeffersonville
County	Clark

QUINN ANDREWS

Leasing & Acquisitions
312.882.6638
qandrews@kadencompanies.com
KY #265408