

FOR LEASE

VP-10

1450 Veterans Pkwy, Jeffersonville, IN 47130



QUINN ANDREWS

Leasing & Acquisitions

312.882.6638

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KY #265408

**PROPERTY DESCRIPTION**

The VP-10 Center is located at the entrance to one of Southern Indiana's most prominent regional retail corridors, Veterans Parkway. The center features a diverse mix of retail, restaurant, and service tenants, including Boombozz, Wild Eggs, L&N Federal Credit Union, and Dearing Flooring. Built in 2008, the center sits on 2.51 acres, strategically positioned at the signalized intersection of Veterans Parkway and Towne Center Boulevard in Jeffersonville, IN. Adding to its prime positioning, VP-10 Center sits directly at the entrance to Jeffersonville Towne Center, home to a strong lineup of national retailers including Academy Sports + Outdoors, Sierra Trading Post, Hobby Lobby, TJ Maxx, Five Below, and more. This location allows VP-10 to capture significant drive-by and destination traffic generated by these draws, further reinforcing the center's visibility and appeal.

PROPERTY HIGHLIGHTS

- 1,200 Square Feet Available next to Wild Eggs and European Wax Center
- Great Visibility and Access from Veterans Pkwy and Towne Center Boulevard

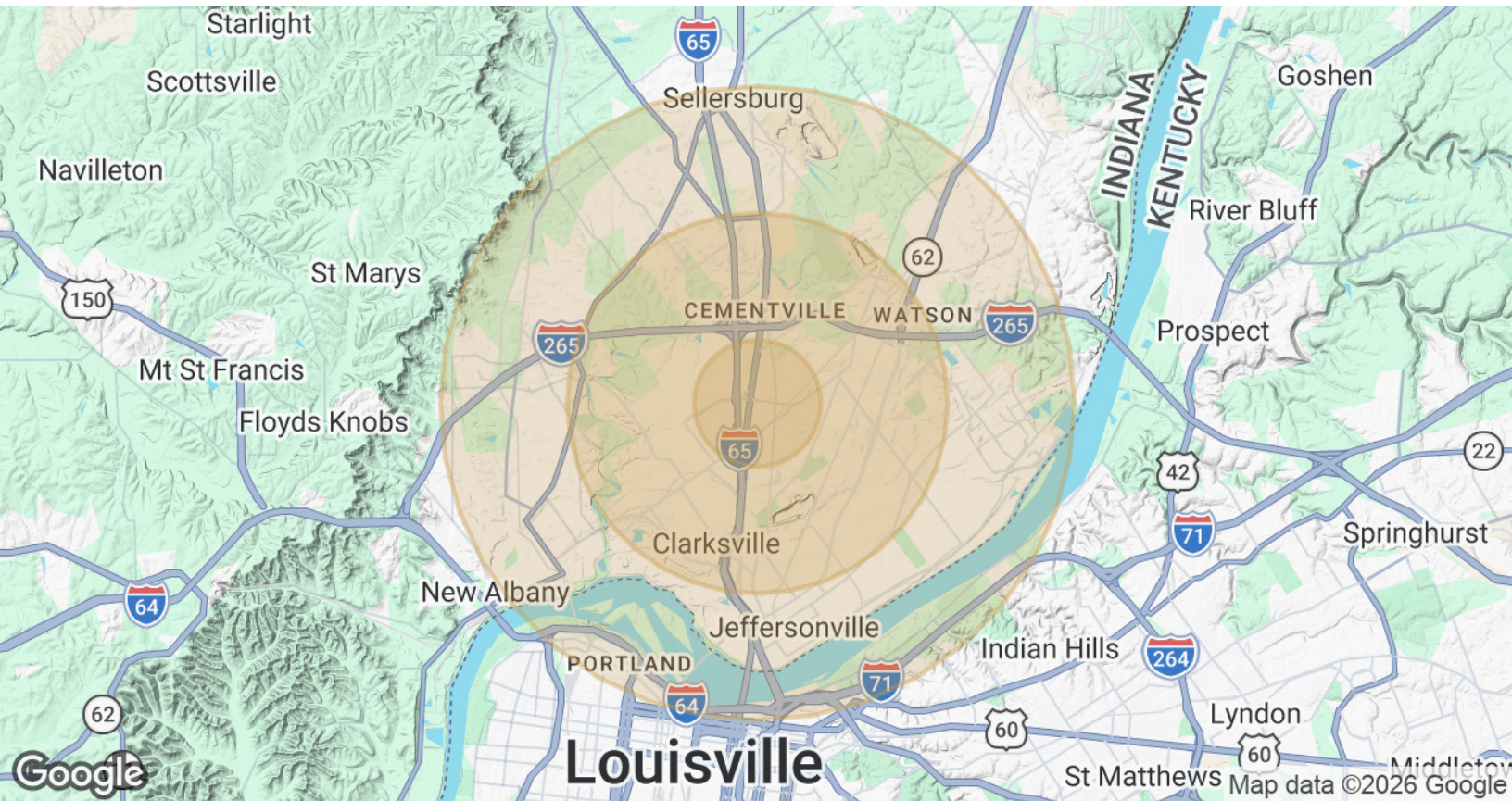
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KADEN
COMPANIES



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,098	54,433	128,095
Average Age	42.6	39.7	39.9
Average Age (Male)	39.1	37.4	38.6
Average Age (Female)	47.6	41.1	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,733	22,484	53,562
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$76,811	\$78,770	\$84,078
Average House Value	\$186,244	\$201,123	\$220,721

2023 American Community Survey (ACS)

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Google

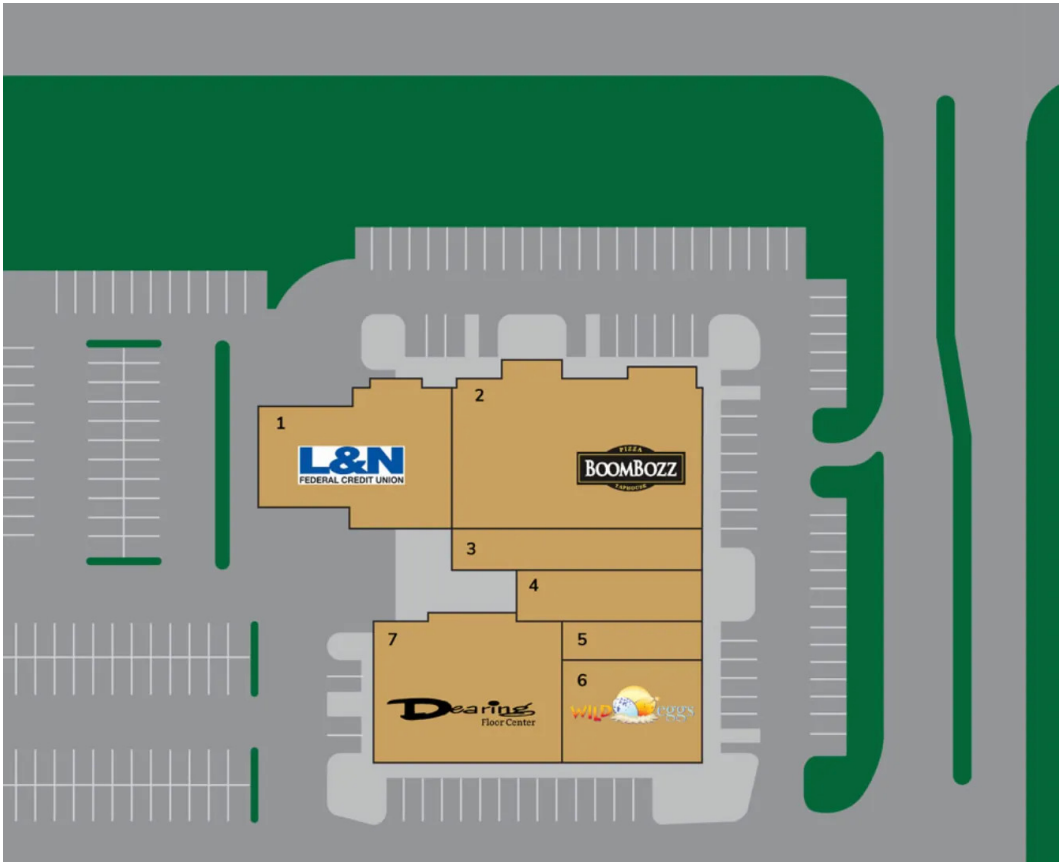
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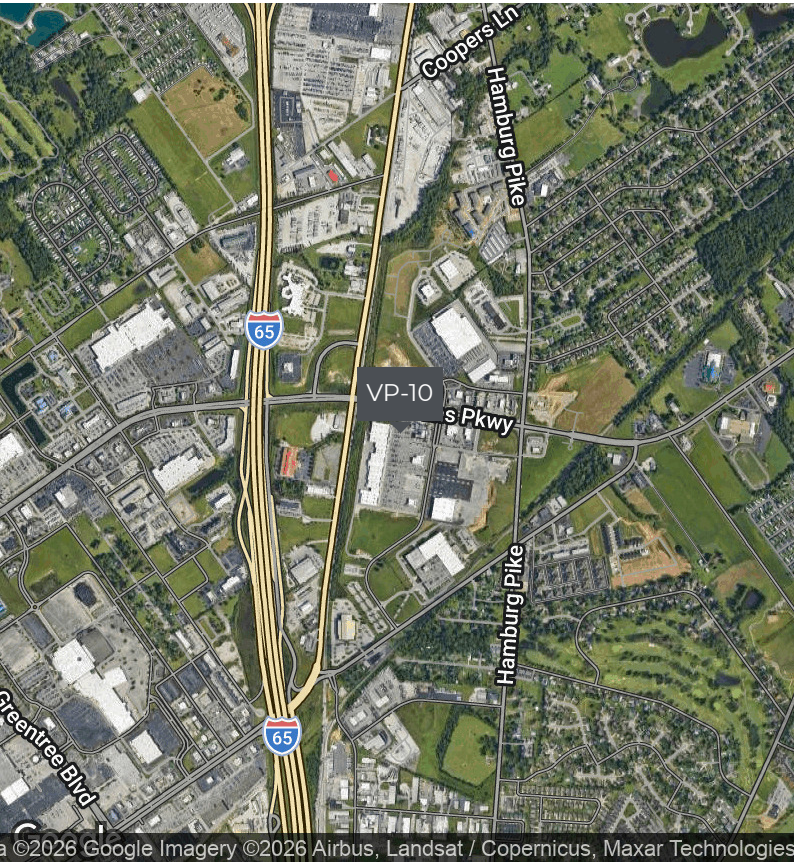


AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Space 5	Available	1,154 SF	NNN	Current Use: Edward Jones

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LOCATION DESCRIPTION

Veterans Parkway stands as one of Southern Indiana's most dynamic and heavily trafficked retail corridors, serving as the primary commercial artery for Jeffersonville and the surrounding Clark County market. Conveniently located just minutes from downtown Louisville, KY, via the Sherman Minton Bridge and I-65, the corridor benefits from strong regional accessibility, drawing shoppers from both sides of the Ohio River.

The corridor is anchored by a dense concentration of national retailers, restaurants, and service-oriented businesses, headlined by Jeffersonville Towne Center, which is home to flagship tenants such as Academy Sports + Outdoors and Sierra Trading Post. This retail density, combined with steady residential growth throughout Jeffersonville and greater Clark County, has established Veterans Parkway as a premier shopping destination and a critical piece of infrastructure supporting the area's continued commercial expansion.

LOCATION DETAILS

County

Clark

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