

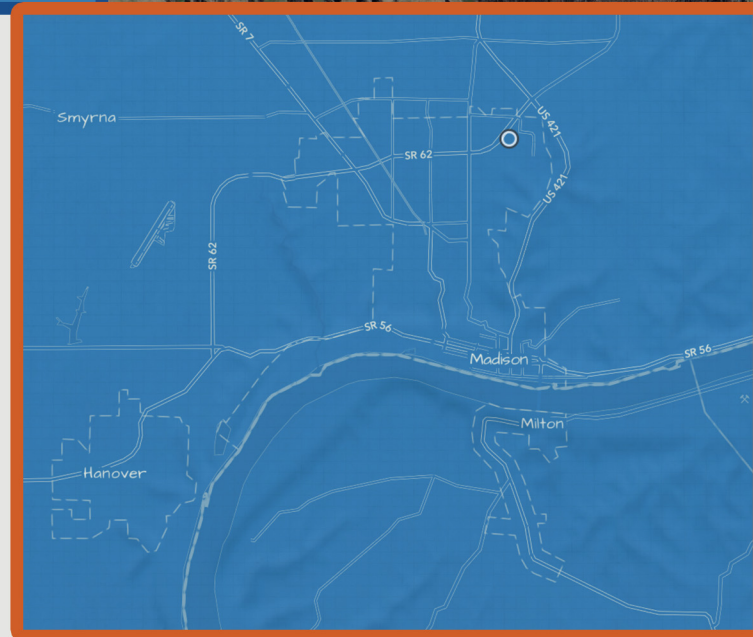
# hilltop plaza | madison, in

402 E. Clifty Drive (SR 62), Madison, IN 47250



## 24,920 SF Junior Anchor Suite Join Dollar Tree & Hibbett Sports

- Dollar Tree, Hibbett Sports, State Farm and US Army anchored center on E. Clifty Drive, Madison's most prominent retail corridor
- Located at a signalized intersection across Clifty Dr from Kroger, Wal-Mart, Lowe's, Tractor Supply, Bealls, etc.
- Immediately adjacent to Ivy Tech Community College with an approximate enrollment of 1,600 students
- 24,920 square foot former furniture store available.
- Madison is the county seat of Jefferson County, Indiana along the Ohio River with over 55,000 living within fifteen (15) miles of Madison's historic downtown



### Contact:

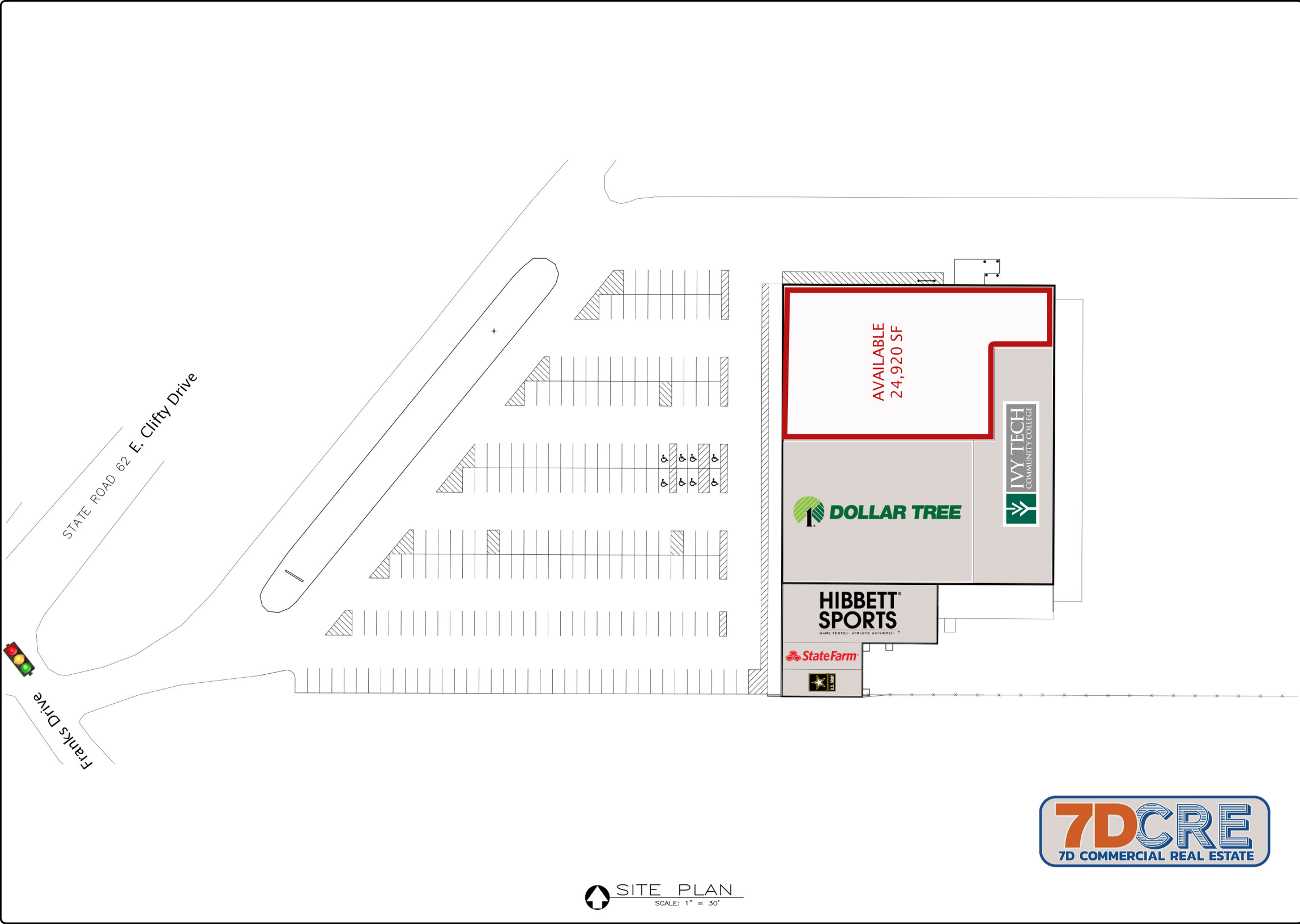
**Ryan Pennington**

7D Commercial Real Estate

O: 502.694.0070 | M: 317.443.0951

rpennington@7dcre.com | www.7dcre.com





STATE ROAD 62 E. Clifty Drive

Franks Drive

AVAILABLE  
24,920 SF

 **DOLLAR TREE**

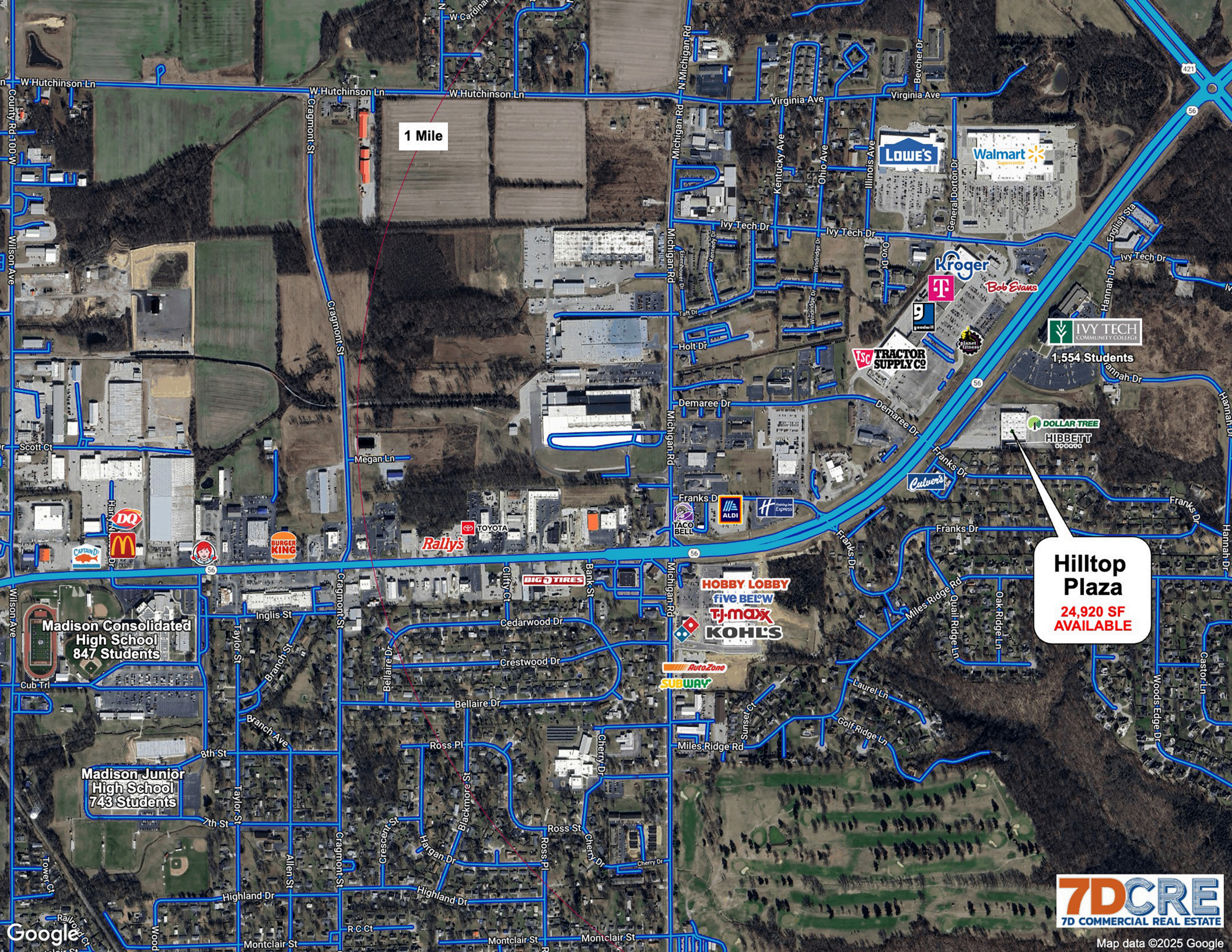
IVY TECH  
COMMUNITY COLLEGE

**HIBBETT  
SPORTS**  
GAME TESTED. ATHLETE APPROVED.™

 **State Farm**

 **ELI**





1 Mile

Madison Consolidated High School  
847 Students

Madison Junior High School  
743 Students

Hilltop Plaza  
24,920 SF AVAILABLE

**7DCRE**  
7D COMMERCIAL REAL ESTATE

Map data ©2025 Google

# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.778/-85.3776

402 E Clifty Dr Madison, IN 47250	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2024 Estimated Population	2,909	15,094	18,656	32,395
2029 Projected Population	2,903	15,204	18,881	33,109
2020 Census Population	3,022	15,272	18,895	32,232
2010 Census Population	2,908	14,711	18,297	31,592
Projected Annual Growth 2024 to 2029	-	0.1%	0.2%	0.4%
Historical Annual Growth 2010 to 2024	-	0.2%	0.1%	0.2%
<b>Households</b>				
2024 Estimated Households	1,331	6,654	8,142	13,293
2029 Projected Households	1,322	6,621	8,132	13,396
2020 Census Households	1,321	6,447	7,851	12,696
2010 Census Households	1,246	6,182	7,570	12,377
Projected Annual Growth 2024 to 2029	-0.1%	-	-	0.2%
Historical Annual Growth 2010 to 2024	0.5%	0.5%	0.5%	0.5%
<b>Age</b>				
2024 Est. Population Under 10 Years	12.7%	10.7%	10.6%	10.8%
2024 Est. Population 10 to 19 Years	12.4%	10.4%	10.7%	11.9%
2024 Est. Population 20 to 29 Years	12.0%	12.0%	12.0%	13.2%
2024 Est. Population 30 to 44 Years	16.3%	18.3%	18.4%	17.8%
2024 Est. Population 45 to 59 Years	19.3%	19.0%	19.2%	18.8%
2024 Est. Population 60 to 74 Years	19.2%	20.5%	20.3%	19.3%
2024 Est. Population 75 Years or Over	8.2%	9.1%	8.8%	8.1%
2024 Est. Median Age	40.4	42.8	42.6	40.9
<b>Marital Status &amp; Gender</b>				
2024 Est. Male Population	47.0%	51.5%	51.8%	53.0%
2024 Est. Female Population	53.0%	48.5%	48.2%	47.0%
2024 Est. Never Married	31.5%	30.4%	29.3%	28.7%
2024 Est. Now Married	47.5%	40.7%	41.6%	43.5%
2024 Est. Separated or Divorced	15.1%	21.7%	22.0%	20.9%
2024 Est. Widowed	5.9%	7.2%	7.0%	6.9%
<b>Income</b>				
2024 Est. HH Income \$200,000 or More	4.0%	4.8%	4.5%	5.0%
2024 Est. HH Income \$150,000 to \$199,999	7.4%	5.3%	5.3%	5.3%
2024 Est. HH Income \$100,000 to \$149,999	14.0%	13.6%	14.2%	15.8%
2024 Est. HH Income \$75,000 to \$99,999	13.0%	10.9%	11.3%	12.5%
2024 Est. HH Income \$50,000 to \$74,999	13.6%	20.1%	19.4%	18.0%
2024 Est. HH Income \$35,000 to \$49,999	9.6%	14.5%	13.9%	13.8%
2024 Est. HH Income \$25,000 to \$34,999	10.4%	10.7%	12.0%	11.1%
2024 Est. HH Income \$15,000 to \$24,999	1.5%	7.8%	8.2%	9.0%
2024 Est. HH Income Under \$15,000	26.4%	12.3%	11.3%	9.4%
2024 Est. Average Household Income	\$75,736	\$80,686	\$79,960	\$82,646
2024 Est. Median Household Income	\$50,443	\$54,486	\$54,903	\$59,164
2024 Est. Per Capita Income	\$34,687	\$35,833	\$35,137	\$34,251
2024 Est. Total Businesses	118	827	961	1,209
2024 Est. Total Employees	1,980	11,728	12,735	14,469

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<b>Race</b>					
2024 Est. White		91.3%	92.5%	92.5%	92.8%
2024 Est. Black		2.7%	2.4%	2.3%	2.2%
2024 Est. Asian or Pacific Islander		2.4%	1.5%	1.3%	1.0%
2024 Est. American Indian or Alaska Native		0.2%	0.2%	0.2%	0.2%
2024 Est. Other Races		3.3%	3.5%	3.7%	3.8%
<b>Hispanic</b>					
2024 Est. Hispanic Population		85	474	630	1,112
2024 Est. Hispanic Population		2.9%	3.1%	3.4%	3.4%
2029 Proj. Hispanic Population		4.7%	4.4%	4.6%	4.5%
2020 Hispanic Population		2.8%	2.9%	3.5%	3.5%
<b>Education (Adults 25 &amp; Older)</b>					
2024 Est. Adult Population (25 Years or Over)		2,015	11,101	13,679	22,769
2024 Est. Elementary (Grade Level 0 to 8)		5.7%	4.0%	3.6%	3.6%
2024 Est. Some High School (Grade Level 9 to 11)		6.4%	8.0%	8.0%	7.3%
2024 Est. High School Graduate		36.7%	37.0%	37.9%	38.6%
2024 Est. Some College		19.4%	17.9%	18.2%	18.4%
2024 Est. Associate Degree Only		8.2%	10.4%	11.2%	12.4%
2024 Est. Bachelor Degree Only		16.1%	13.6%	12.6%	11.9%
2024 Est. Graduate Degree		7.6%	9.1%	8.5%	7.7%
<b>Housing</b>					
2024 Est. Total Housing Units		1,401	7,143	8,782	14,424
2024 Est. Owner-Occupied		57.6%	60.8%	61.5%	64.5%
2024 Est. Renter-Occupied		37.4%	32.4%	31.2%	27.6%
2024 Est. Vacant Housing		5.0%	6.8%	7.3%	7.8%
<b>Homes Built by Year</b>					
2024 Homes Built 2010 or later		1.2%	3.4%	3.8%	4.6%
2024 Homes Built 2000 to 2009		9.9%	8.1%	9.1%	9.9%
2024 Homes Built 1990 to 1999		16.7%	12.8%	13.2%	13.7%
2024 Homes Built 1980 to 1989		10.5%	7.3%	7.5%	8.0%
2024 Homes Built 1970 to 1979		20.2%	15.0%	13.7%	16.1%
2024 Homes Built 1960 to 1969		16.3%	12.8%	12.1%	11.5%
2024 Homes Built 1950 to 1959		13.1%	10.5%	10.4%	9.9%
2024 Homes Built Before 1949		7.1%	23.2%	22.9%	18.6%
<b>Home Values</b>					
2024 Home Value \$1,000,000 or More		0.1%	-	0.4%	0.6%
2024 Home Value \$500,000 to \$999,999		1.3%	1.1%	1.9%	2.4%
2024 Home Value \$400,000 to \$499,999		1.2%	4.4%	4.0%	4.9%
2024 Home Value \$300,000 to \$399,999		9.7%	7.5%	7.6%	9.5%
2024 Home Value \$200,000 to \$299,999		38.6%	26.7%	25.9%	23.5%
2024 Home Value \$150,000 to \$199,999		21.3%	20.9%	19.9%	18.8%
2024 Home Value \$100,000 to \$149,999		18.9%	18.3%	17.9%	18.2%
2024 Home Value \$50,000 to \$99,999		4.9%	10.8%	11.2%	12.2%
2024 Home Value \$25,000 to \$49,999		1.9%	2.3%	2.3%	2.3%
2024 Home Value Under \$25,000		2.1%	7.9%	9.0%	7.7%
2024 Median Home Value		\$200,120	\$179,967	\$174,495	\$174,237
2024 Median Rent		\$343	\$514	\$529	\$562

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<b>Labor Force</b>				
2024 Est. Labor Population Age 16 Years or Over	2,338	12,557	15,493	26,759
2024 Est. Civilian Employed	51.3%	53.8%	54.9%	55.6%
2024 Est. Civilian Unemployed	4.4%	2.8%	2.5%	2.3%
2024 Est. in Armed Forces	-	-	-	-
2024 Est. not in Labor Force	44.3%	43.4%	42.6%	42.1%
2024 Labor Force Males	46.7%	51.4%	51.8%	53.3%
2024 Labor Force Females	53.3%	48.6%	48.2%	46.7%
<b>Occupation</b>				
2024 Occupation: Population Age 16 Years or Over	1,199	6,759	8,507	14,874
2024 Mgmt, Business, & Financial Operations	17.0%	15.6%	13.9%	12.5%
2024 Professional, Related	22.1%	17.9%	18.0%	18.1%
2024 Service	13.9%	16.3%	15.8%	15.6%
2024 Sales, Office	19.4%	17.4%	18.4%	17.9%
2024 Farming, Fishing, Forestry	0.3%	0.8%	0.8%	0.7%
2024 Construction, Extraction, Maintenance	5.2%	6.8%	7.9%	9.5%
2024 Production, Transport, Material Moving	22.0%	25.2%	25.2%	25.7%
2024 White Collar Workers	58.5%	50.9%	50.4%	48.5%
2024 Blue Collar Workers	41.5%	49.1%	49.6%	51.5%
<b>Transportation to Work</b>				
2024 Drive to Work Alone	80.2%	81.0%	82.2%	81.5%
2024 Drive to Work in Carpool	8.6%	9.5%	9.2%	9.6%
2024 Travel to Work by Public Transportation	-	0.3%	0.3%	0.2%
2024 Drive to Work on Motorcycle	-	-	-	-
2024 Walk or Bicycle to Work	1.2%	1.6%	1.4%	2.3%
2024 Other Means	-	0.4%	0.4%	1.1%
2024 Work at Home	9.9%	7.1%	6.4%	5.3%
<b>Travel Time</b>				
2024 Travel to Work in 14 Minutes or Less	65.0%	59.2%	55.1%	44.6%
2024 Travel to Work in 15 to 29 Minutes	16.5%	17.1%	19.4%	28.2%
2024 Travel to Work in 30 to 59 Minutes	16.9%	20.3%	21.0%	21.5%
2024 Travel to Work in 60 Minutes or More	1.5%	3.4%	4.5%	5.6%
2024 Average Travel Time to Work	11.3	14.1	14.9	16.9
<b>Consumer Expenditure</b>				
2024 Est. Total Household Expenditure	\$109.02 M	\$544.65 M	\$667.79 M	\$1.14 B
2024 Est. Apparel	\$2 M	\$10.02 M	\$12.32 M	\$21.06 M
2024 Est. Contributions, Tax and Retirement	\$25.17 M	\$128.43 M	\$155.81 M	\$269.09 M
2024 Est. Education	\$2.34 M	\$11.91 M	\$14.59 M	\$24.95 M
2024 Est. Entertainment	\$6.23 M	\$31.1 M	\$38.24 M	\$65.35 M
2024 Est. Food, Beverages, Tobacco	\$13.81 M	\$68 M	\$83.98 M	\$143.47 M
2024 Est. Health Care	\$8.72 M	\$44.13 M	\$54.03 M	\$88.49 M
2024 Est. Household Furnishings and Equipment	\$2.84 M	\$14.28 M	\$17.54 M	\$29.98 M
2024 Est. Household Operations, Shelter, Utilities	\$25.55 M	\$125.28 M	\$154.15 M	\$261.29 M
2024 Est. Miscellaneous Expenses	\$1.84 M	\$9.26 M	\$11.37 M	\$19.4 M
2024 Est. Personal Care	\$1.49 M	\$7.31 M	\$9.03 M	\$15.43 M
2024 Est. Transportation	\$19.03 M	\$94.93 M	\$116.75 M	\$200.26 M

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