

# river ridge RETAIL I

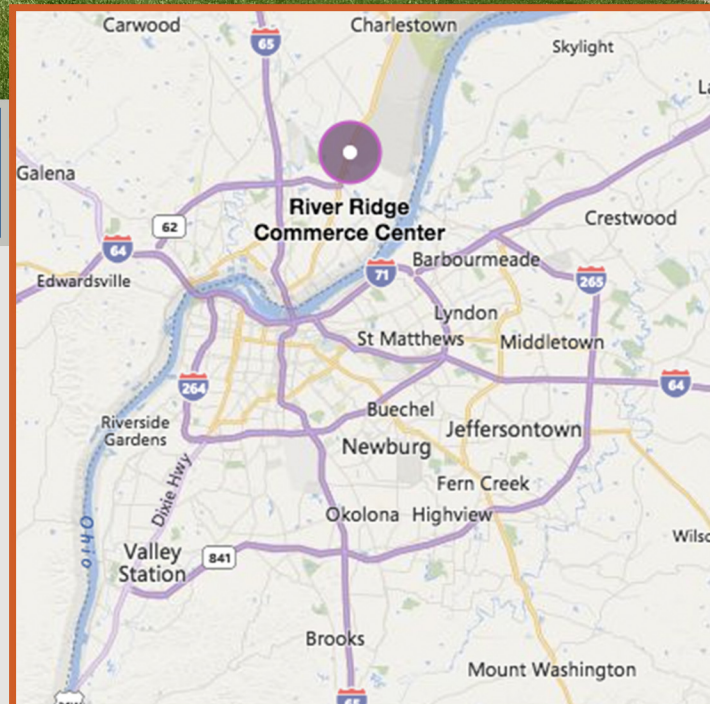
434 Patrol Rd | Jeffersonville, IN 47130 | River Ridge Commerce Center



## RETAIL | RESTAURANTS | MEDICAL | OFFICE

\*\*1st Floor 2,886 SF & 2nd Floor 1,794 SF Suites Available\*\*

- First floor former physical therapy suite with one second floor suite remaining with 1,583 SF of Exclusive Premises and 1,794 SF in Rent Paying Premises including the Common Area Add-On Factor to account for 2nd floor corridors.
- Signage on Building fronting IN SR 62's 35,000+ ADT
- Second floor ideal for Medical & Office Uses
- Available space in shell condition ready to build to suit. Elevator lobby entrance and rear stairwell access.
- 2023 River Ridge Economic Impact over \$2.9 Billion
- 11,100+ direct jobs at River Ridge & 18,558 jobs total
- Clark County, IN is the fastest growing county in Indiana outside of the Indianapolis, IN MSA



### Contact:

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**7D CRE**  
7D COMMERCIAL REAL ESTATE

# RIVER RIDGE COMMERCE CENTER

- LOCATED IN JEFFERSONVILLE, IN ALONG THE OHIO RIVER WITHIN THE LOUISVILLE, KY MSA
- CONSISTS OF 6,000 ACRES UNDER COMMON CONTROL
- RIVER RIDGE IS HOME TO LEADING NATIONAL COMPANIES FOR WAREHOUSING, DISTRIBUTION & MANUFACTURING
- EXCELLENT ACCESS: 165, I265, 164 & 171
- LOCATED WITHIN ONE DAY'S DRIVE OF TWO THIRDS OF THE NATION'S POPULATION
- HIGH TRAFFICE COUNTS ON SIX MILES OF IN HWY 62 ROAD FRONTAGE
- IN HIGHWAY 62 ADT 28,832
- OVER 6,500 ONSITE EMPLOYEES WITH ONLY 6% OF THE PARK DEVELOPED
- RIVER RIDGE RETAIL I IS THE ONLY RETAIL/OFFICE AMENITY PROJECT TO SERVE RIVER RIDGE

JOIN

**RIVER RIDGE RETAIL I**  
SERVE THE EXISTING & FUTURE  
RESIDENTS OF THE  
**RIVER RIDGE  
COMMERCE CENTER**



River Ridge RETAIL I  
434 Patrol Rd  
Jeffersonville, IN 47130

RIVER RIDGE  
COMMERCE PARK

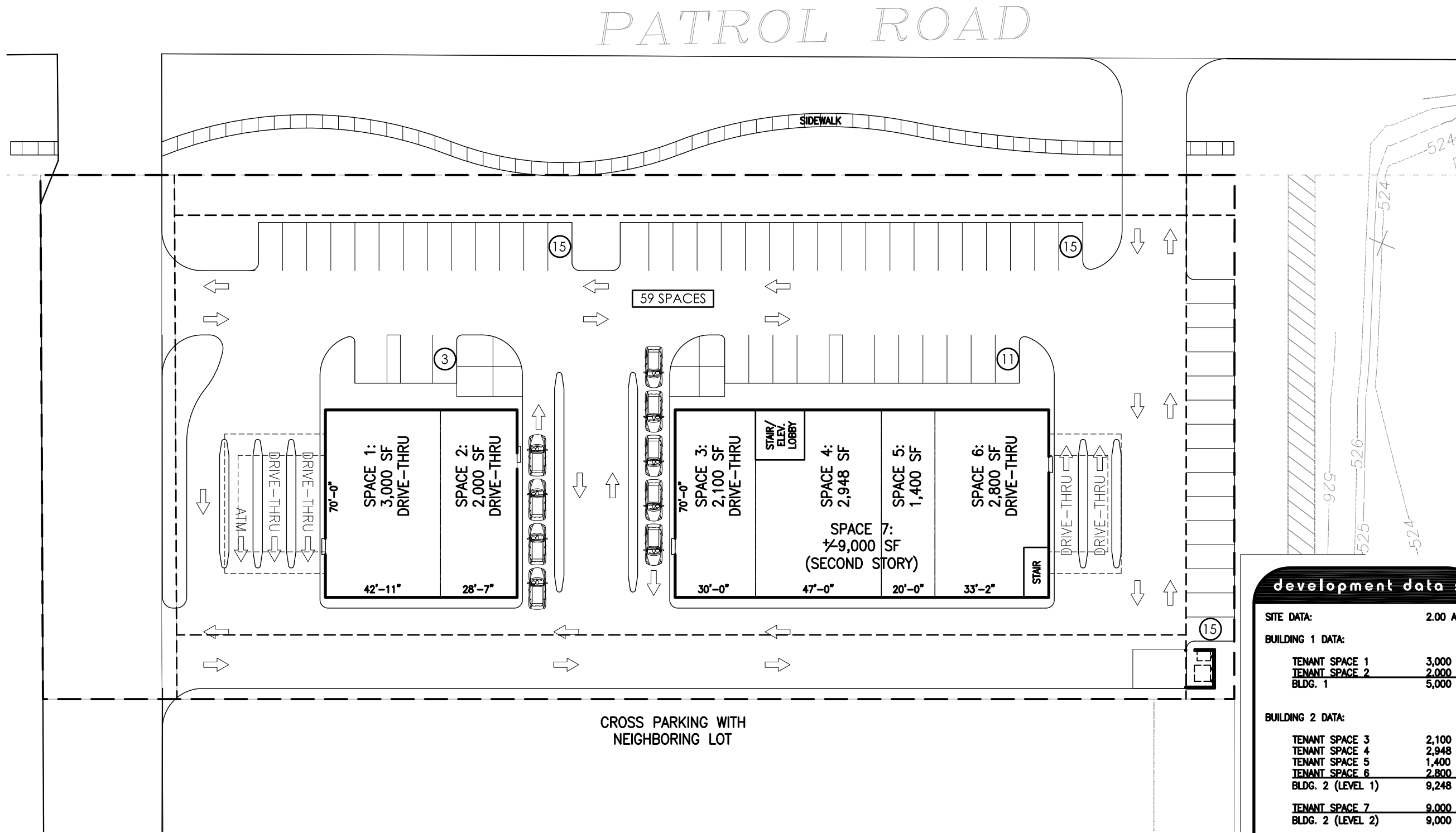
I-265 EXTENSION  
&  
EAST END BRIDGE PROJECTS



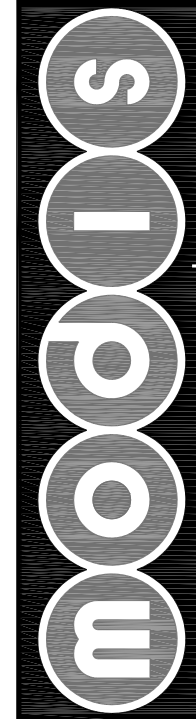
COMMERCIAL REAL ESTATE

# 01 Preliminary Development Plan

SCALE: 1" = 40'-0"



development data :	
SITE DATA:	2.00 AC
BUILDING 1 DATA:	
TENANT SPACE 1	3,000 SF
TENANT SPACE 2	2,000 SF
BLDG. 1	5,000 SF
BUILDING 2 DATA:	
TENANT SPACE 3	2,100 SF
TENANT SPACE 4	2,948 SF
TENANT SPACE 5	1,400 SF
TENANT SPACE 6	2,800 SF
BLDG. 2 (LEVEL 1)	9,248 SF
TENANT SPACE 7	9,000 SF
BLDG. 2 (LEVEL 2)	9,000 SF
TOTAL LEASABLE AREA =	23,248 SF
PARKING:	
ON SITE PROVIDED:	(1/394SF) 59 SPACES
CROSS PARKING:	TBD



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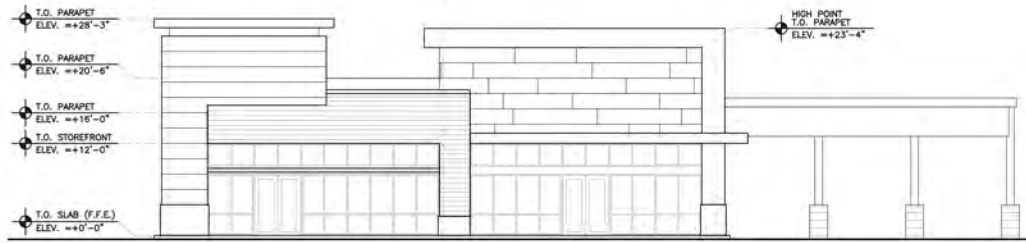
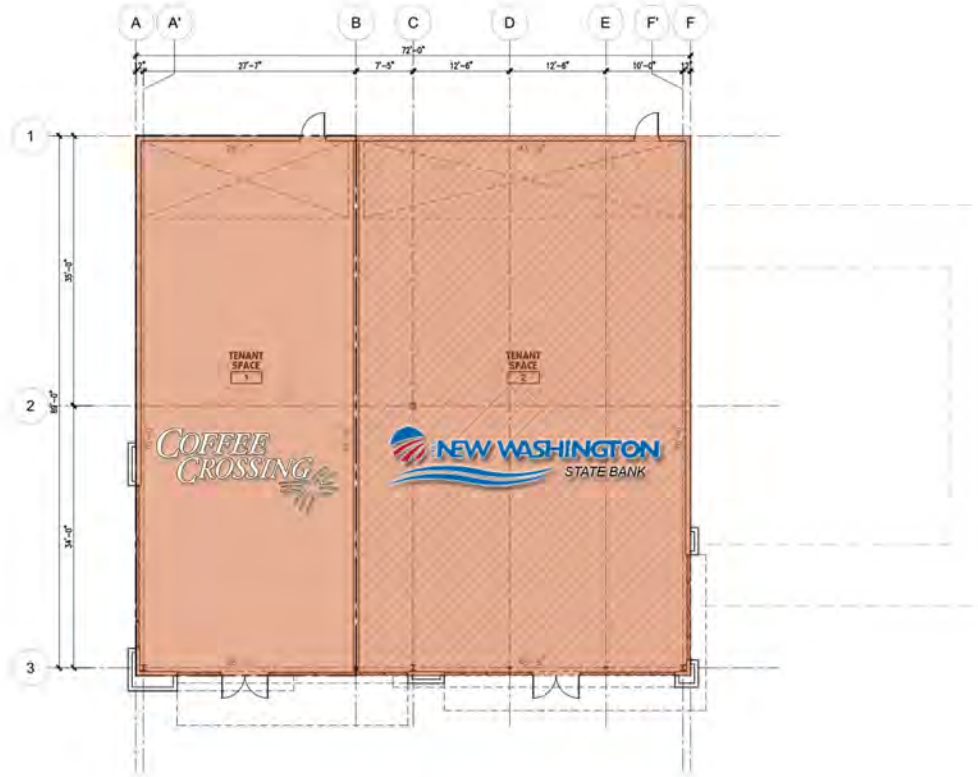
sketch description : **PROPOSED LAYOUT**

project info : 7 DEVELOPMENT  
JEFFERSONVILLE, IN

project no. : #12065  
date : 03-13-2013  
RFI reference : ---

sketch no. : 1"  
page 1 of 1 : DP1.5

# BUILDING A



**17 Front Elevation - Building A**  
SCALE: 1/8" = 1'-0"

**MODIS** architects  
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 f. 786.350.1515  
 e. MODIS@MODISarchitects.com  
 4955 SW 75th Avenue  
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**project info :**  
**River Ridge Retail**  
**New Construction**  
 River Ridge Commerce Center  
 Tract 4B & 4C  
 Patrol Road  
 Jeffersonville, Indiana 47130

**seal :**  
 ROBERT K. MOGGIETTI, AIA  
 IN AR # 11000349

**revisions :**

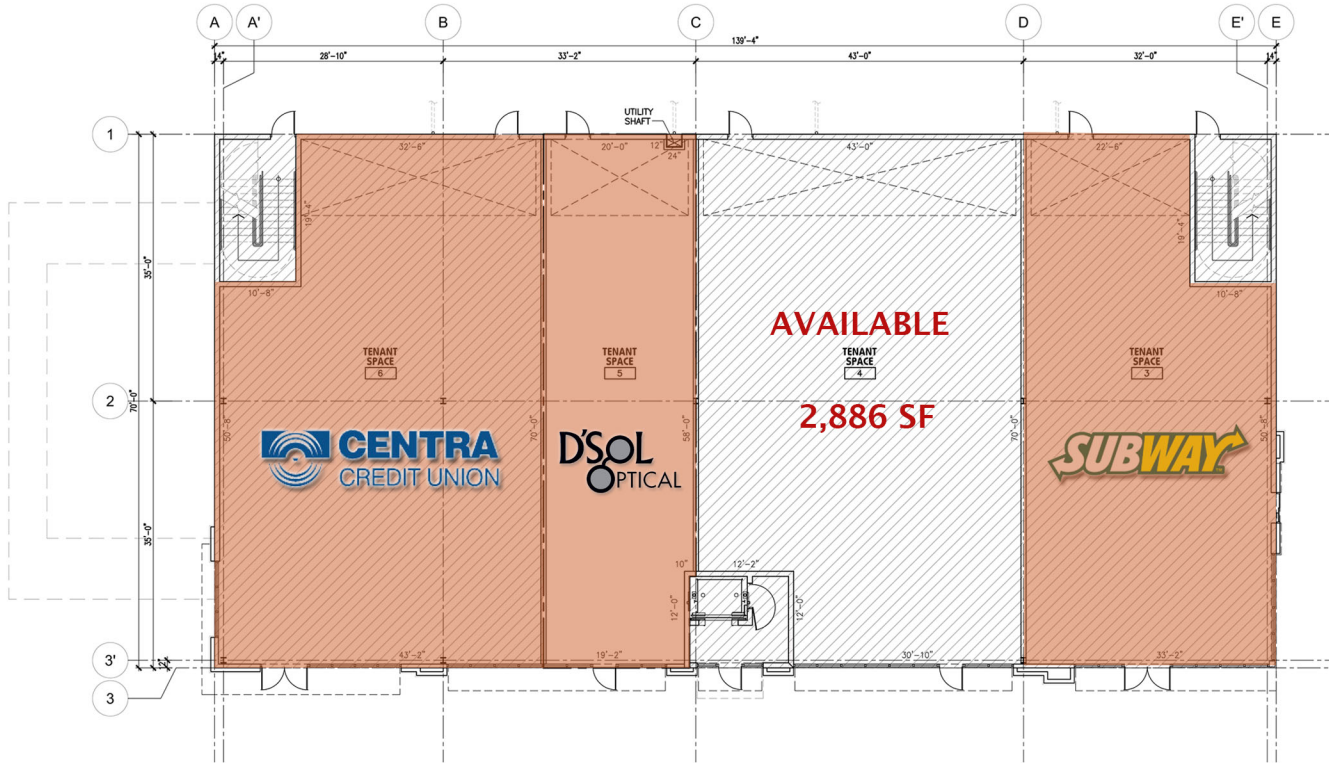

3 09/30/2013 NEW VANILLA BOX

**drawing data :**  
**ARCHITECTURAL**  
**FLOOR PLAN &**  
**ELEVATION**

**project number :** #12065  
**drawing scale :** As Shown  
**drawing date :** October 14th, 2013  
**phase :** Review Set  
**sheet number :** A1.02

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# FIRST FLOOR - BUILDING B



**17 Front Elevation - Building B**  
SCALE 1/8" = 1'-0"

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 e. MODIS@MODISarchitects.com  
 AA#26001777

**project info :**  
**River Ridge Retail**  
 New Construction  
 River Ridge Commerce Center  
 Tract 4B & 4C  
 Patrol Road  
 Jeffersonville, Indiana 47130

**seal :**  
 ROBERT K. MORISSETTE, AIA  
 IN AR # 11000049

**revisions :**

3	09/30/2013	NEW VANILLA BOX
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**drawing data :**  
**ARCHITECTURAL**  
**FLOOR PLAN &**  
**ELEVATION**

**project number :** #12065  
**drawing scale :** As Shown  
**drawing date :** October 14th, 2013  
**phase :** Review Set  
**sheet number :** **A1.01**

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**Second Floor Office/ Medical Office Space Available**  
**River Ridge Commerce Center**  
**434 Patrol Rd | Jeffersonville, IN**  
**1,794 +/- SF (2nd Floor Suite - 1,583 SF Exclusive)**



**7D COMMERCIAL REAL ESTATE**  
LEASING | TENANT REPRESENTATION | PROPERTY MANAGEMENT | DEVELOPMENT



STAIRS AREA  
255 SQ. FT.

STAIRS AREA  
233 SQ. FT.

AVAILABLE  
SECOND LEVEL  
EXCLUSIVE LEASE  
AREA 1,583 SQ. FT.  
RENT PAYING PREMISES  
1,794 SQ. FT.



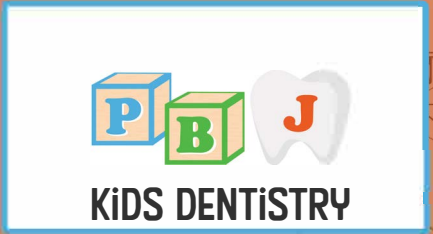
CROSSOVER HEALTH  
SECOND LEVEL  
EXCLUSIVE LEASE  
AREA 1,776 SQ. FT.  
RENT PAYING PREMISES  
1,776 SQ. FT.

5' CORRIDOR

5' CORRIDOR



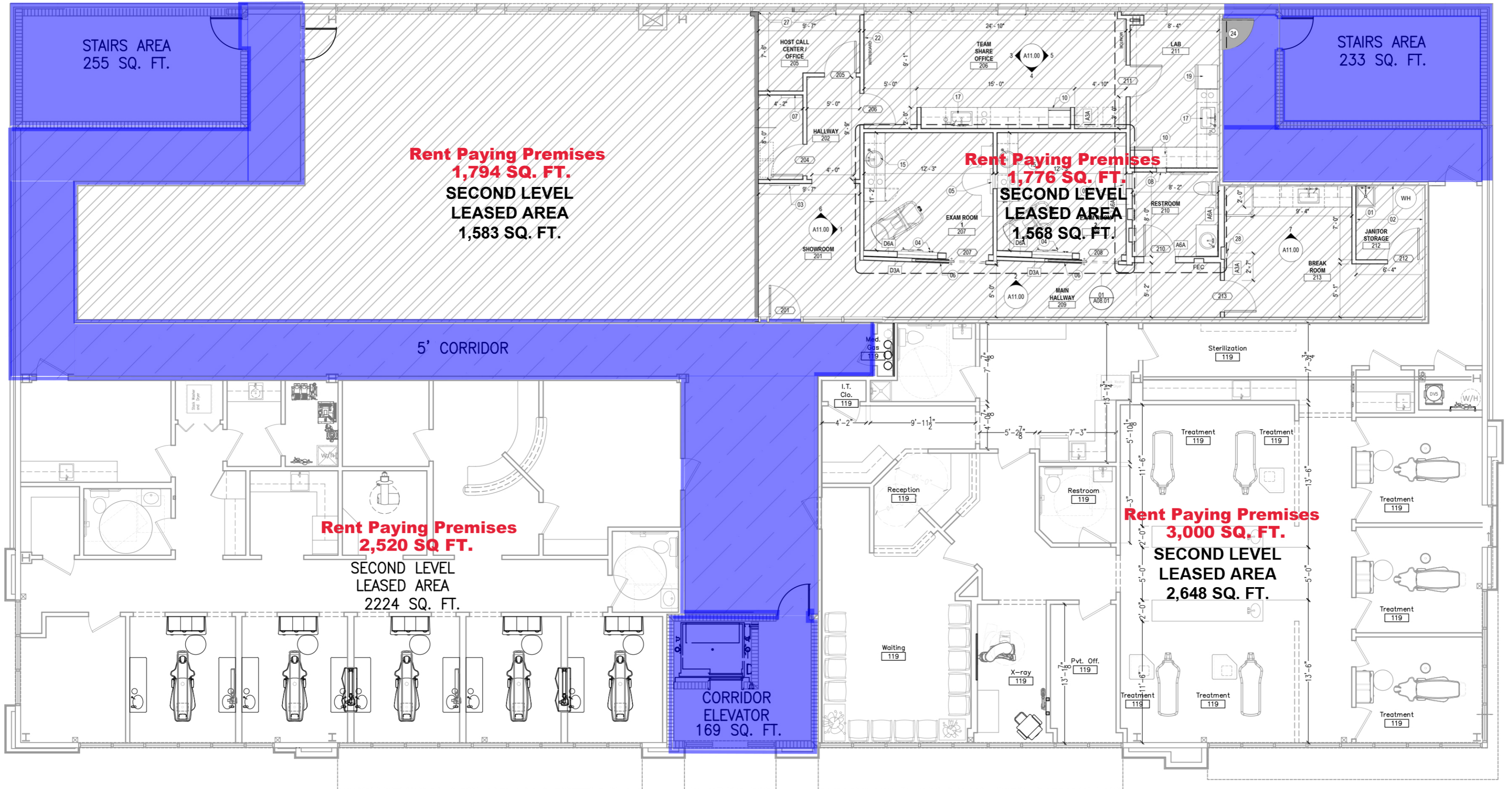
ALLEN FAMILY  
DENTAL  
SECOND LEVEL  
EXCLUSIVE LEASE AREA  
1,000 SQ. FT.



KIDS DENTISTRY

CORRIDOR  
ELEVATOR  
169 SQ. FT.

FLOOR PLAN  
NOT TO SCALE



**Total Exclusive Premises: 8,023 SF**

**Total Common Area: 1,898 SF**  
**Total Add On Factor: 13.3% (reduced from actual)**

**Total 2nd Floor Rent Paying Premises with Add On Factor: 9,090 SF**

**Common Area**

# RIVER RIDGE 2021 ECONOMIC IMPACT ANALYSIS

## Executive Summary: 2021 Impact Analysis

This report marks the 10th economic impact analysis completed for the River Ridge Commerce Center. The first analysis was completed in 2012. At the time, River Ridge Development Authority was planning and installing road and street infrastructure; construction on the Amazon facility was nearing completion, and private firms were operating on 15 tracts of land. Ten years later, employers operate on approximately 50 sites through the Commerce Center. The Development Authority has built out a network of road and street infrastructure, connecting to the Lewis and Clark Bridge over the Ohio River, and the employment footprint of the site has nearly tripled. The development of the Commerce Center has created an employment center in Southern Indiana and produced substantial economic impacts for the region.

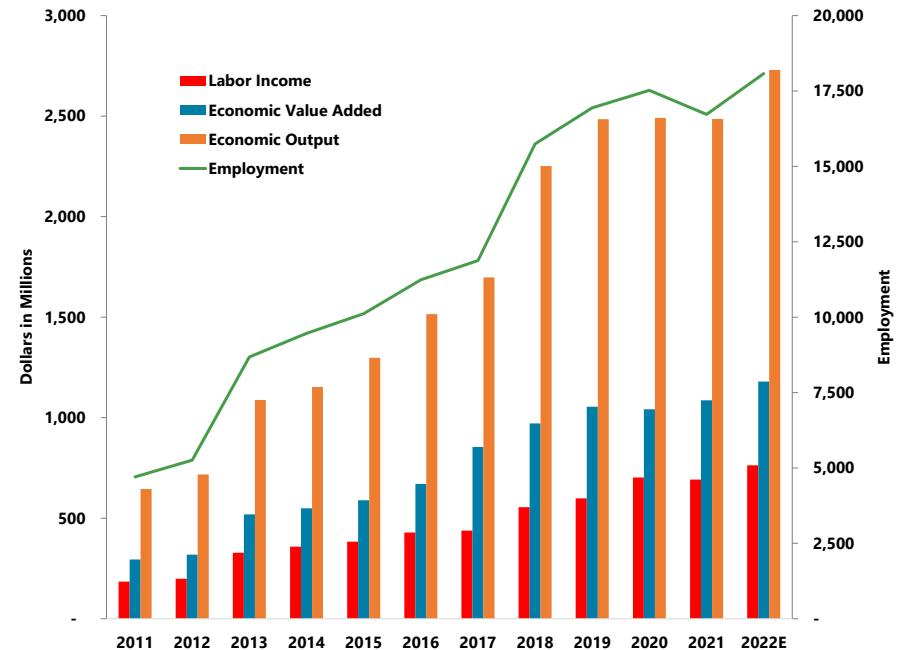
### Development Summary

The Commerce Center has developed to a point now where the western end, adjacent to S.R. 62, has nearly run out of developable area. In the last year, the RRDA has prepared to extend the development into the site's northern end, which is contained in the City of Charleston.

### River Ridge 2021 Highlights

1. The RRDA completed more than \$15 million in capital/infrastructure spending in 2021, including demolition, site preparation, roadwork, and utility enhancement.
2. Private developers completed work on nearly 2 million square feet of space for business operations, and began several new projects.
3. The first Class A office structure was completed in the Gateway district, housing RRDA operations, and eventually Clark County Government offices.
4. The RRDA's total employment impact is projected to exceed 18,000 employees once new employers added in 2021 come fully online.

**Combined RRCC Economic Impact**  
*RRDA activity, private investment, and tenant operation*



This effort required the demolition of many obsolete military structures and the extension of roadway and utility infrastructure. In addition, the RRDA is also working to facilitate the development of the Gateway District, which is accessible to a S.R. 265 interchange and the Lewis and Clark bridge. In total, the RRDA completed nearly \$15.0M in capital spending in 2021 to facilitate future investment.

# Private Construction: 2021 Impact

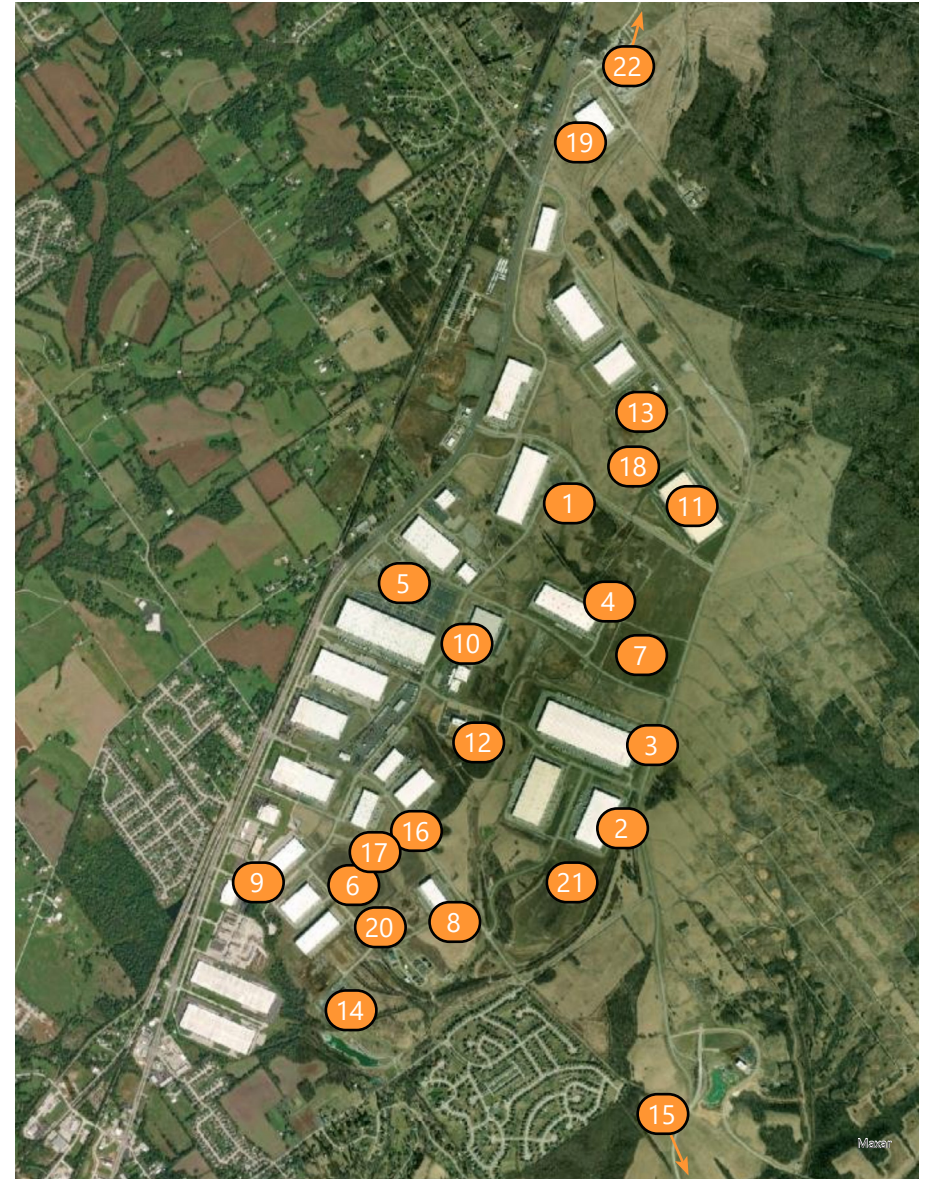
Since 2013, private developers have developed more than 11 million square feet of commercial and industrial space at the Commerce Center. This totals nearly \$700 million in construction costs and further investment in personal property, investor improvements, and site investment.

## Private Capital Investment at River Ridge Sites Developed After 2017

	Major Tenants	Constr. Year	Area (Sq. Ft.)
Site 1	Crossdock	2017	668,000
Site 2	Exeter	2017	500,000
Site 3	Medline	2018	1,200,000
Site 4	Capstone	2018	84,000
Site 5	America Place Office	2018	40,000
Site 6	Gray Construction	2018	250,000
Site 7	Niagara	2018	469,000
Site 8	America Place	2019	150,000
Site 9	Gray Construction	2019	256,500
Site 10	Mr. "P" Training Facility	2019	14,700
Site 11	VanTrust	2020	702,800
Site 12	PharmaCord	2020	81,000
Site 13	HempRise	2020	85,000
Site 14	Gray Construction	2020	256,500
Site 15	Hollenbach-Oakley	2020	45,000
Site 16	America Place	2021	150,000
Site 17	America Place	2021	420,000
Site 18	US Capital	2021	400,000
Site 19	Knipper Addition	2021	150,000
Site 20	Gray	2021	259,800
Site 21	Exeter	2021	563,000
Site 22	Charleston Fire Dept	2021	8,339
<b>Total</b>			<b>6,753,639</b>
<b>Sites Developed After 2013</b>			<b>11,278,119</b>

Source: Construction cost estimated using assessment records and IEDC filings

Private Investment at River Ridge



# Private Construction: 2021 Impact

In 2021, four facilities were substantially completed, with seven projects beginning construction. These eleven structures will total 2.4 million square feet when completed. The new projects include facilities for Exeter, US Capital, and several new facilities for potential future clients. Hollenbach-Oakley also substantially completed construction as the district's first Class A office structure, with the River Ridge Development Authority relocating to the building in late 2021. The Clark County Government offices are expected to move in early 2022. The total value of the private investment in 2021 is estimated at approximately \$72.9 million.

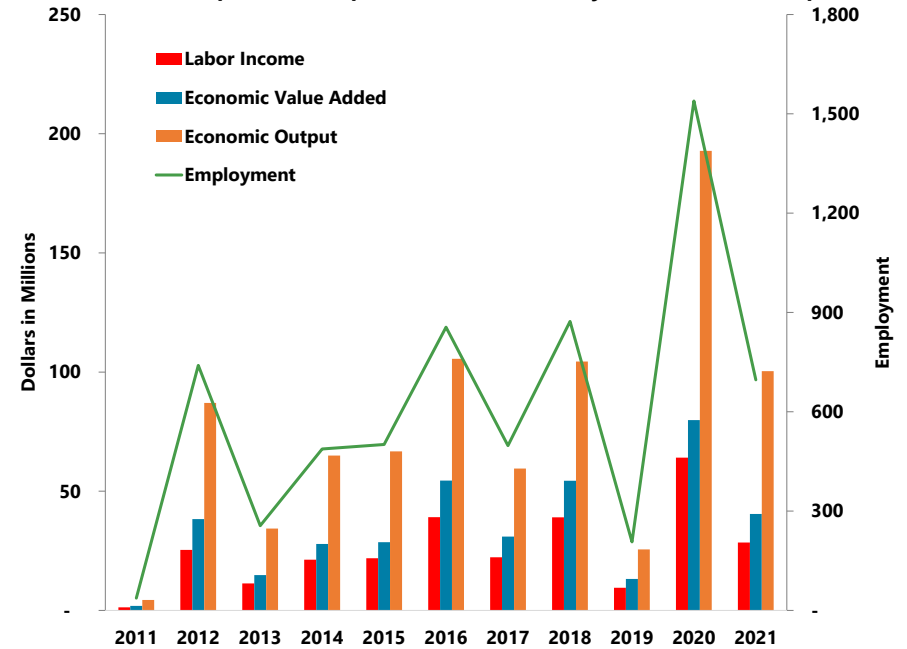
## Impact of Private Investment - CY 2021

Construction-related impacts (dollars in millions)

	Econ Output	Value Added	Labor Income	Jobs
Direct Effect	\$72.9	\$26.2	\$20.0	524
Indirect Effect	\$16.7	\$8.1	\$5.1	94
Induced Effect	\$10.8	\$6.1	\$3.4	78
<b>Total Effect</b>	<b>\$100.4</b>	<b>\$40.5</b>	<b>\$28.5</b>	<b>697</b>

With 697 jobs and \$28.5 million in labor income, the private construction activity at River Ridge generated an estimated \$100.4 million in total economic output in 2021. The construction sector made up 75% of the economic impact with 524 jobs and an average wage of \$58,000. The indirect and induced effects of the construction activity support the ancillary industries and add to the household spending impacts.

## Economic Impact of Capital Investment by Private Developers



## Employment Impact of Private Construction - 2021

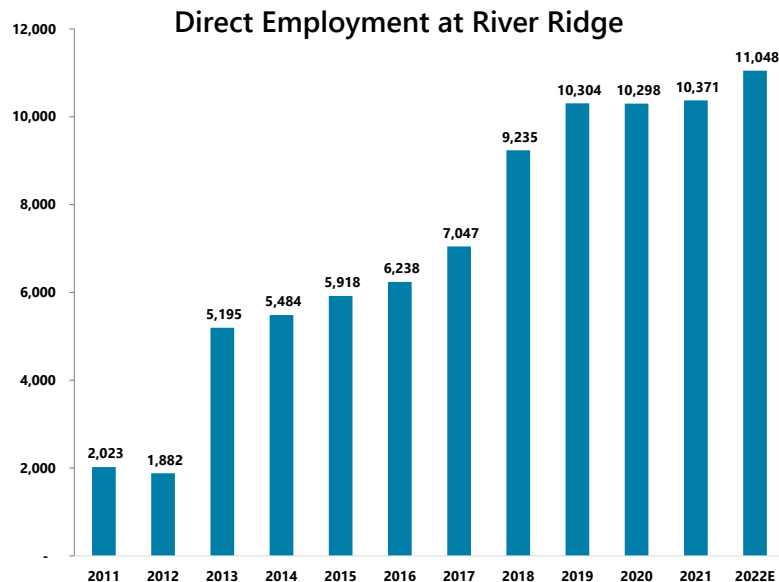
Total Employment Impact

Top 10 Industries	Jobs	Avg. Wage
Nonresidential Construction	524	\$58,525
Truck Transportation	11	\$58,903
Wholesale Trade	10	\$75,455
Food Service Establishments	10	\$21,768
Employment Services	8	\$36,877
Retail Stores	6	\$30,388
Accounting and Bookkeeping	5	\$65,667
Hospitals	5	\$59,038
Landscape Services	5	\$45,962
Legal Services	5	\$32,299
<b>Total - All Industries</b>	<b>697</b>	<b>\$56,822</b>

# Ongoing Operations: 2021 Impact

The River Ridge Commerce Center continued to be a major regional employer in 2021. With over 10 thousand direct jobs and 70 unique enterprises, employment has remained consistent over the past three years. While some companies have left the Center or scaled back the number of positions, possibly due to the COVID-19 pandemic, the addition of the new companies has allowed for continued growth. It is projected to continue to grow as newer facilities begin to fill capacity with over 11 thousand jobs in 2022.

Amazon, Parker Hannifin, and Pegatron continue to employ a large percentage of the employees. Medline, PharmaCord, and Parker Hannifin significantly expanded employment in 2021, with PharmaCord, UCB, and CTDI expected to increase in 2022. River Ridge is home to a wide variety of industries but has recently attracted a growing cluster of pharmaceutical and food service firms.



2012: Does not include Amazon Employment  
2013-2022E: Seasonal Amazon employees are modeled on a part-time prorated basis

## Examples of Major Enterprises Operating at River Ridge

Firm Name	Business Sector
Affinity	Advanced uniform manufacturer
Amazon	Warehousing and distribution
American Fuji Seal	Food packaging manufacturing
Autoneum	Auto component manufacturing
Bluegrass Supply Chain Services	Transportation management systems
Bose	Consumer electronic repair
Collins Aerospace	Advanced manufacturing
Complete Metal Fabrication	Machining and fabrications
CTDI	Consumer devices service industry
DA Inc.	Plastics manufacturing
Enjoy Life Foods	Food manufacturing
Genpak	Distribution
HempRise	Production of industrial hemp
Hughes Development, LLC	Real estate/Road contractor
Husky Injection Molding Systems	Distribution
idX Corporation	Retail fixture manufacturing
Ingram Micro	IT Products
Manitowoc Company, Inc.	Distribution
Medline	Manufacturer and distribution of medical supplies
Mr. "P" Express, Inc	Truck transportation
Neovia Logistics	Logistics
Nu-Yale Cleaners	Laundry service headquarters
Olon Industries, Inc.	Wood product manufacturing
Optum	Pharmaceutical support services
Parker Hannifin	Air filtration products
Pegatron	Electronics repair
PTI Quality Containment	Component fabrication
Quantix (aka A&R Logistics)	Truck transportation
Saddle Creek Logistics	Distribution
Shoe Sensation	Consumer product distribution
Taylor Communications	Printing and distribution
Tenneco	Automotive supplier
U.S. Census	Federal Government

# Ongoing Operations: 2021 Impact

The employment data that underlies the Ongoing Operations analysis has been provided by the River Ridge Development Authority, based on economic development filings and interactions with employers. Policy Analytics has not audited or validated this information. Calendar year 2021 is the subject of this analysis, but because new firms may ramp up employment over time, employment impacts are estimated for calendar year 2022 as well.

Including indirect and induced effects, ongoing business activity at River Ridge supports an estimated 17,128 full and part-time jobs throughout the regional economy. These jobs accrue throughout the economy, but direct jobs are focused in the non-store retailer/warehousing, manufacturing, and technical services sectors. The employment impact at River Ridge equates to approximately \$720 million in labor income and \$2.6 billion in economic output.

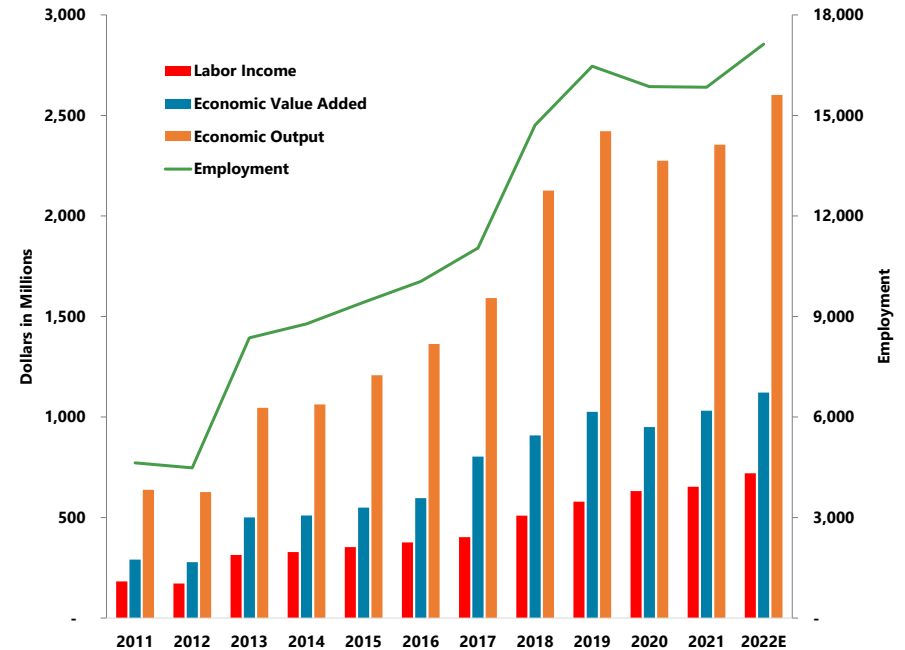
## Impact of Ongoing Operations - Projected 2022

*Dollars in Millions*

	Econ Output	Value Added	Labor Income	Jobs
Direct Effect	\$1,654.9	\$787.7	\$516.4	11,046
Indirect Effect	\$597.2	\$177.2	\$117.3	3,669
Induced Effect	\$349.8	\$156.4	\$86.6	2,413
<b>Total Effect</b>	<b>\$2,601.9</b>	<b>\$1,121.3</b>	<b>\$720.3</b>	<b>17,128</b>

Due to a strong focus on the transportation and logistics sectors, River Ridge has been able to weather the pandemic-related variability in the economy. However, River Ridge firms have experienced some level of disruption, and a small number of employers have ceased operations. The economic impacts estimated here are based on typical levels of production levels and do not account for any potential slowdown in production throughout the year.

## Economic Impact of Ongoing Operations



## Ongoing Operations Employment - Projected 2022

*Total Employment; including direct, indirect and induced impacts*

Top 10 Industries	Jobs	Avg. Wage
Nonstore Retailers/Warehousing	5,924	\$36,452
Manufacturing	1,842	\$44,993
Medical Laboratories	765	\$45,241
Technical and Research Services	642	\$54,109
Truck Transportation	486	\$58,903
Business Support Services	452	\$52,971
Employment Services	295	\$36,877
Restaurants and Food Service	273	\$21,816
Specialized Design Services	245	\$44,611
Bottled and Canned Beverages	173	\$53,629
<b>Total - All Industries</b>	<b>17,128</b>	<b>\$43,752</b>

# Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.3887/-85.6809

<b>7735 IN-62</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>	<b>10 mi</b>
<b>Charlestown, IN 47111</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>				
2022 Estimated Population	453	9,022	49,578	284,481
2027 Projected Population	499	9,807	52,065	290,618
2020 Census Population	368	8,742	48,369	282,932
2010 Census Population	240	6,121	42,559	260,716
Projected Annual Growth 2022 to 2027	2.0%	1.7%	1.0%	0.4%
Historical Annual Growth 2010 to 2022	7.4%	4.0%	1.4%	0.8%
2022 Median Age	36.7	36.1	38.0	40.1
<b>Households</b>				
2022 Estimated Households	170	3,223	18,984	119,012
2027 Projected Households	186	3,484	19,895	121,362
2020 Census Households	138	3,119	18,489	118,284
2010 Census Households	87	2,207	16,253	108,356
Projected Annual Growth 2022 to 2027	1.8%	1.6%	1.0%	0.4%
Historical Annual Growth 2010 to 2022	8.0%	3.8%	1.4%	0.8%
<b>Race and Ethnicity</b>				
2022 Estimated White	82.6%	82.8%	80.5%	79.4%
2022 Estimated Black or African American	5.4%	6.7%	7.2%	8.3%
2022 Estimated Asian or Pacific Islander	1.0%	1.6%	2.2%	2.9%
2022 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.4%	0.3%
2022 Estimated Other Races	10.7%	8.8%	9.8%	9.1%
2022 Estimated Hispanic	5.8%	5.2%	6.3%	5.7%
<b>Income</b>				
2022 Estimated Average Household Income	\$73,667	\$86,627	\$97,472	\$98,678
2022 Estimated Median Household Income	\$102,944	\$101,566	\$86,204	\$78,519
2022 Estimated Per Capita Income	\$27,625	\$31,020	\$37,410	\$41,424
<b>Education (Age 25+)</b>				
2022 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.1%	2.2%	2.0%
2022 Estimated Some High School (Grade Level 9 to 11)	0.8%	2.7%	5.2%	5.2%
2022 Estimated High School Graduate	11.7%	27.8%	29.8%	24.7%
2022 Estimated Some College	32.8%	24.0%	21.6%	20.2%
2022 Estimated Associates Degree Only	17.7%	9.7%	10.3%	8.5%
2022 Estimated Bachelors Degree Only	19.5%	24.1%	20.1%	23.6%
2022 Estimated Graduate Degree	17.2%	10.6%	10.9%	15.8%
<b>Business</b>				
2022 Estimated Total Businesses	22	251	1,813	13,097
2022 Estimated Total Employees	454	3,189	24,195	149,110
2022 Estimated Employee Population per Business	20.8	12.7	13.3	11.4
2022 Estimated Residential Population per Business	20.7	36.0	27.3	21.7

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