



Wawa
Opened April
2026

Appleleaf Ln

AVAILABLE
± 6.2 AC

78,250 VPD (*25)



EXIT 7

13,504 VPD (25)

IN SR-60



AMGKY

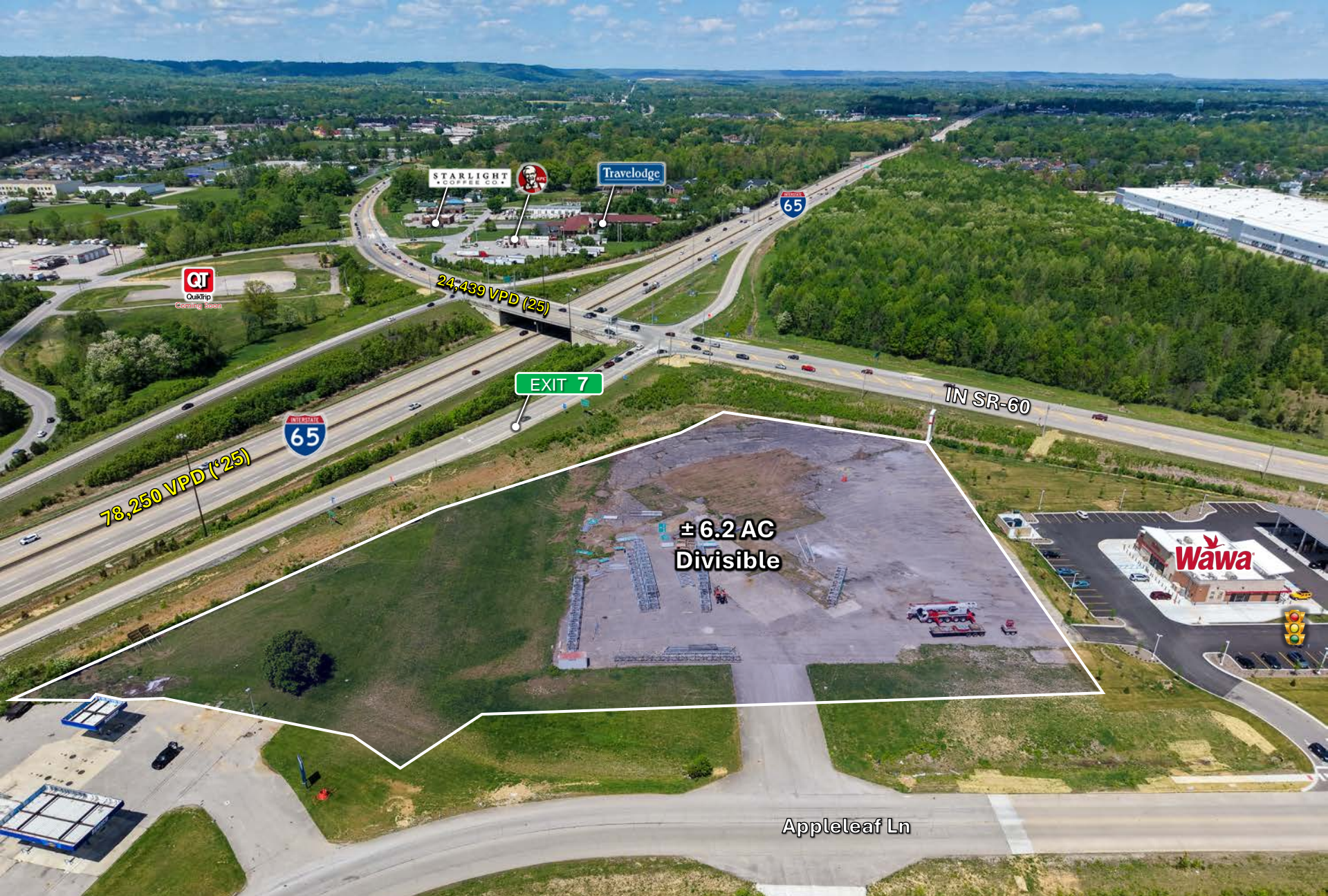
A VERTICALLY INTEGRATED REAL ESTATE FIRM

±6.2 AC AVAILABLE INTERSTATE RETAIL LAND

FOR LEASE/BTS

7312 Appleleaf Ln.
Sellersburg, IN 47172

Contact: Chase Davis | (502) 338-5232 | cdavis@andovermgt.com



STARLIGHT COFFEE CO.



Travelodge



24,439 VPD (25)

EXIT 7



78,250 VPD (~25)

IN SR-60

±6.2 AC
Divisible

Wawa

Appleleaf Ln



PROPERTY DESCRIPTION

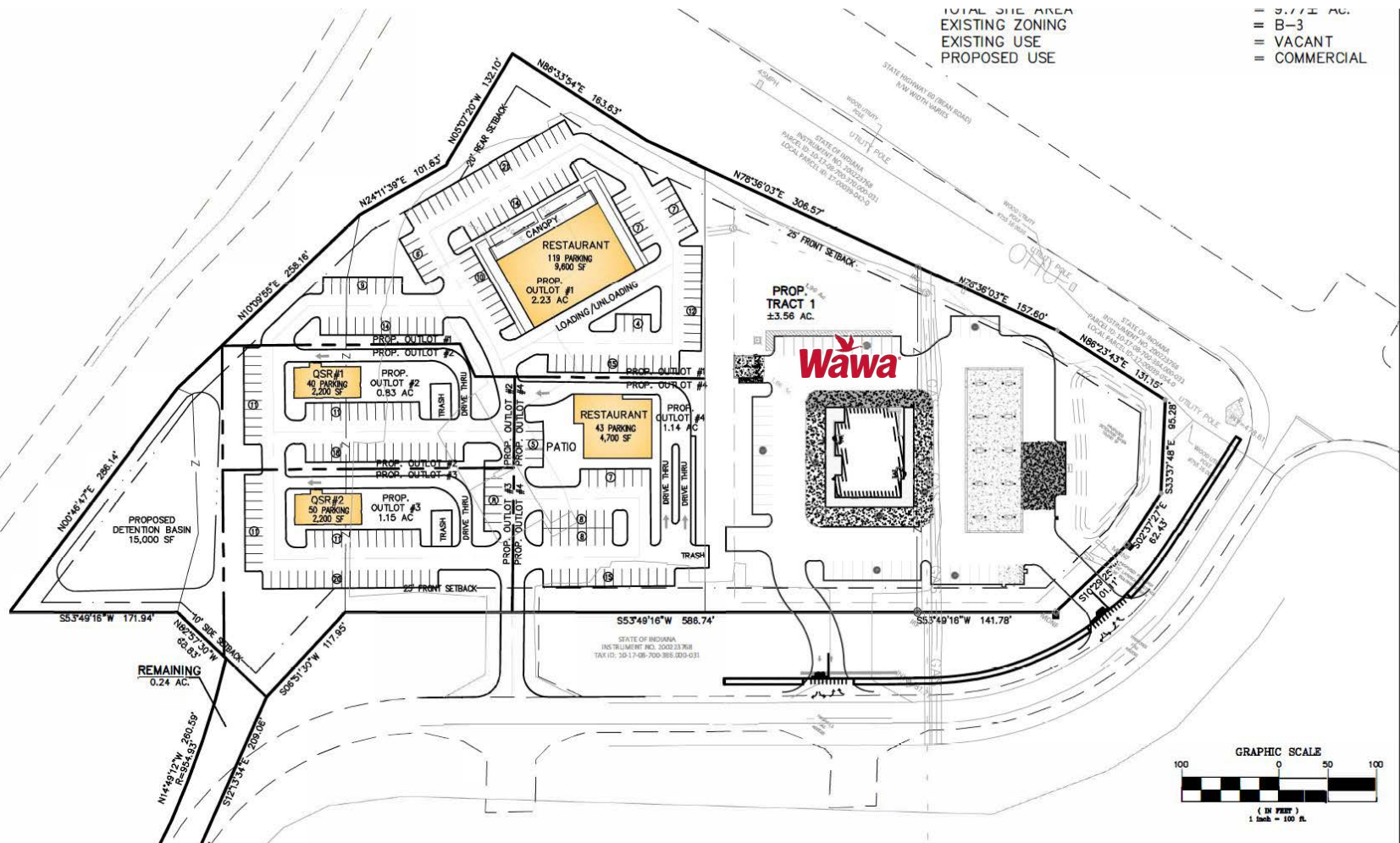
- ▲ 6.2± acres (divisible) of prime interstate retail/restaurant development sites available for ground lease or build-to-suit
- ▲ Zoned B-3 (Highway Business) suitable for restaurant, retail, and various commercial uses
- ▲ Direct visibility from I-65 (78k VPD) and Highway 60 (12k VPD)
- ▲ Easy off/on access to I-65
- ▲ Fully signalized intersection at Highway 60 and Appleleaf Ln
- ▲ Located at I-65 Exit 7 and SR-60 in Sellersburg's growing Gateway District
- ▲ Adjacent to Wawa convenience store and fuel station opened April 2026.
- ▲ Sites are 0.5 miles from Clark County Regional Airport, 1 mile north of I-265 interchange, and 7 miles north of downtown Louisville.



*Site boundaries portrayed above are for marketing purposes, and can be changed per user requirements



CONCEPTUAL SITE PLAN



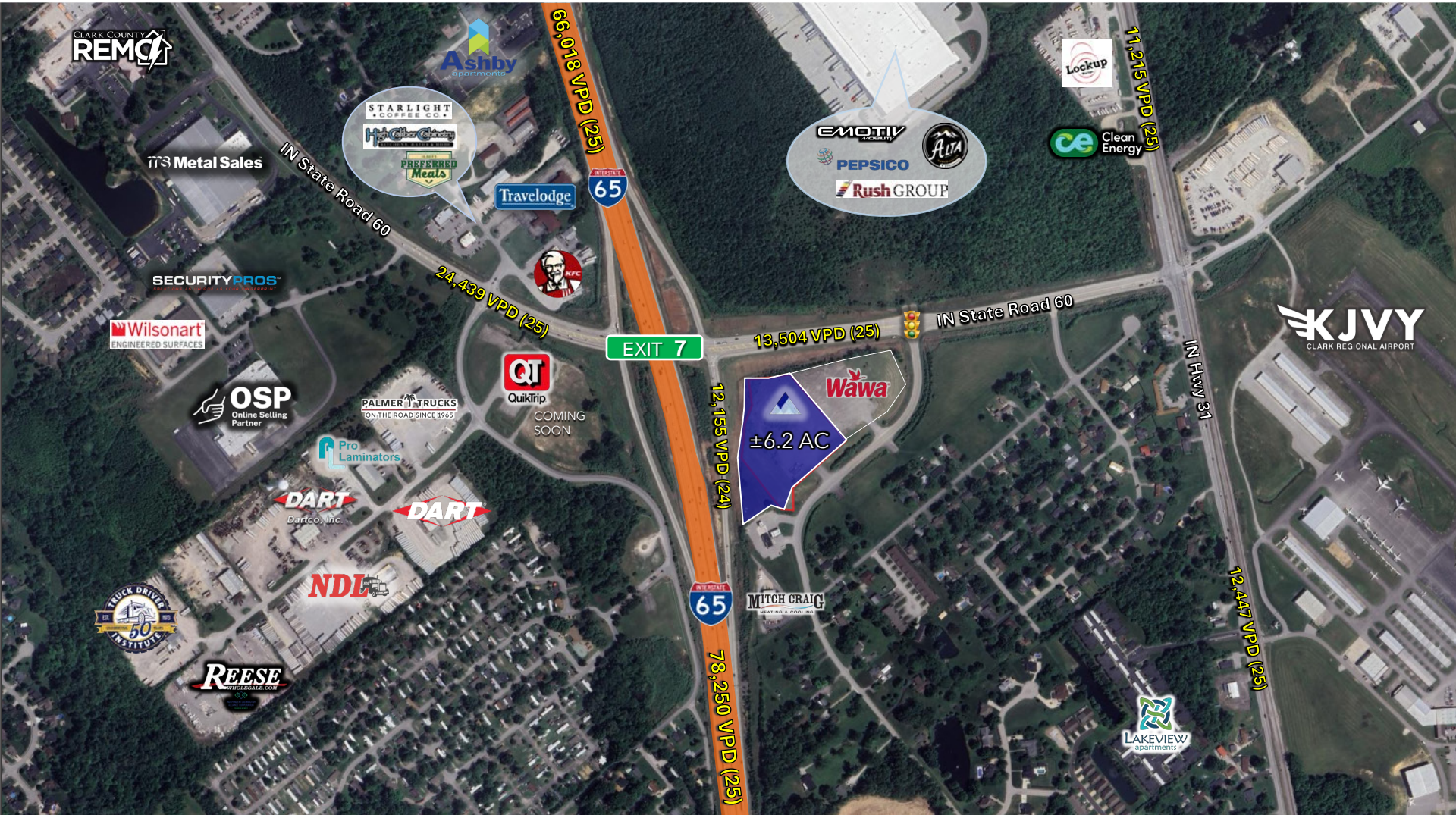
FEBRUARY 29, 2024

CONCEPTUAL SITE PLAN





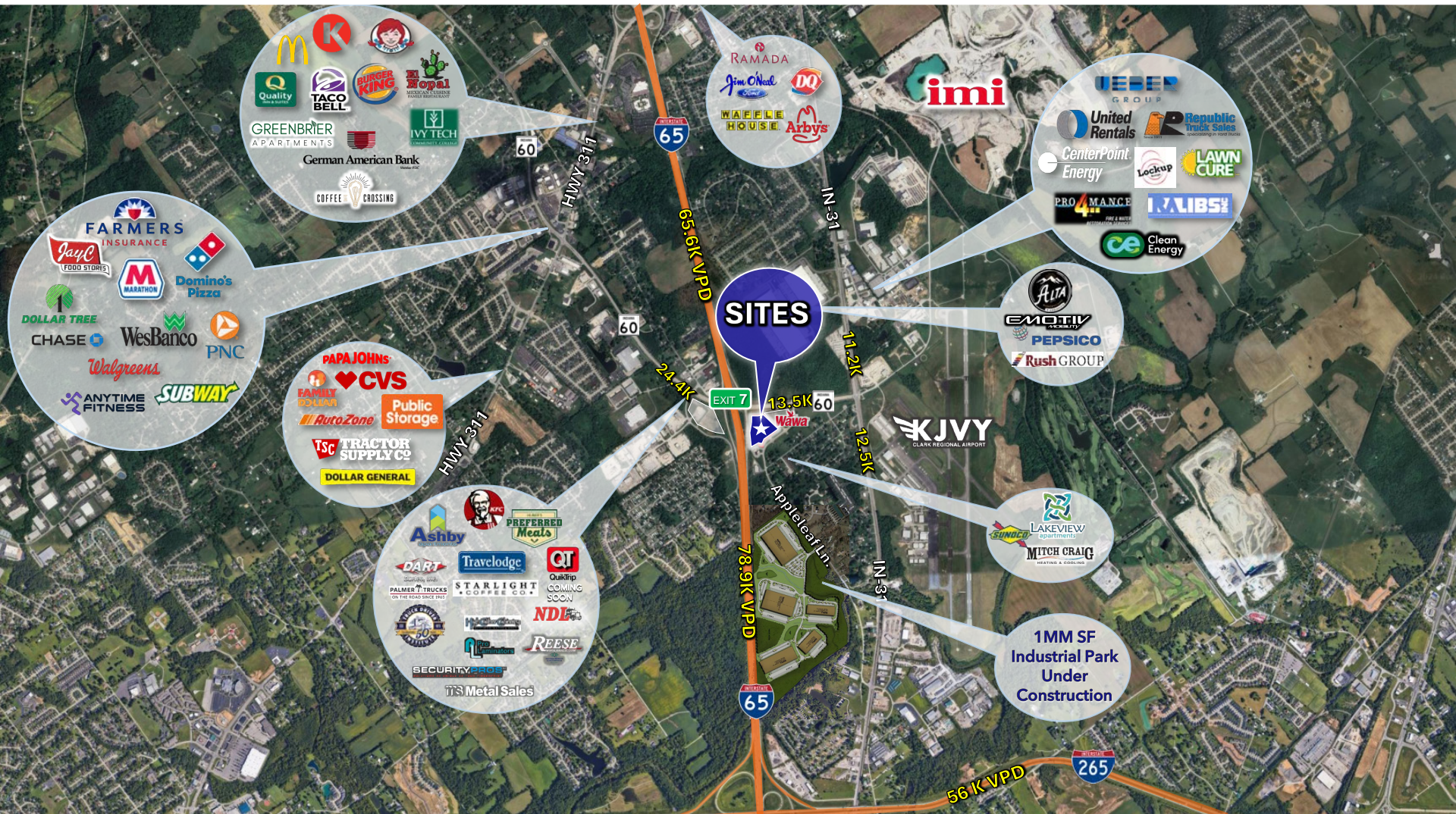
IMMEDIATE AREA



7312 Appleleaf Ln., Sellersburg, IN 47172



SURROUNDING TRADE AREA





DEMOGRAPHICS

Population



1 mile:	4,237
3 miles:	33,480
5 miles:	93,148

Total Daytime Population



1 mile:	3,889
3 miles:	33,985
5 miles:	93,386

Number of Households

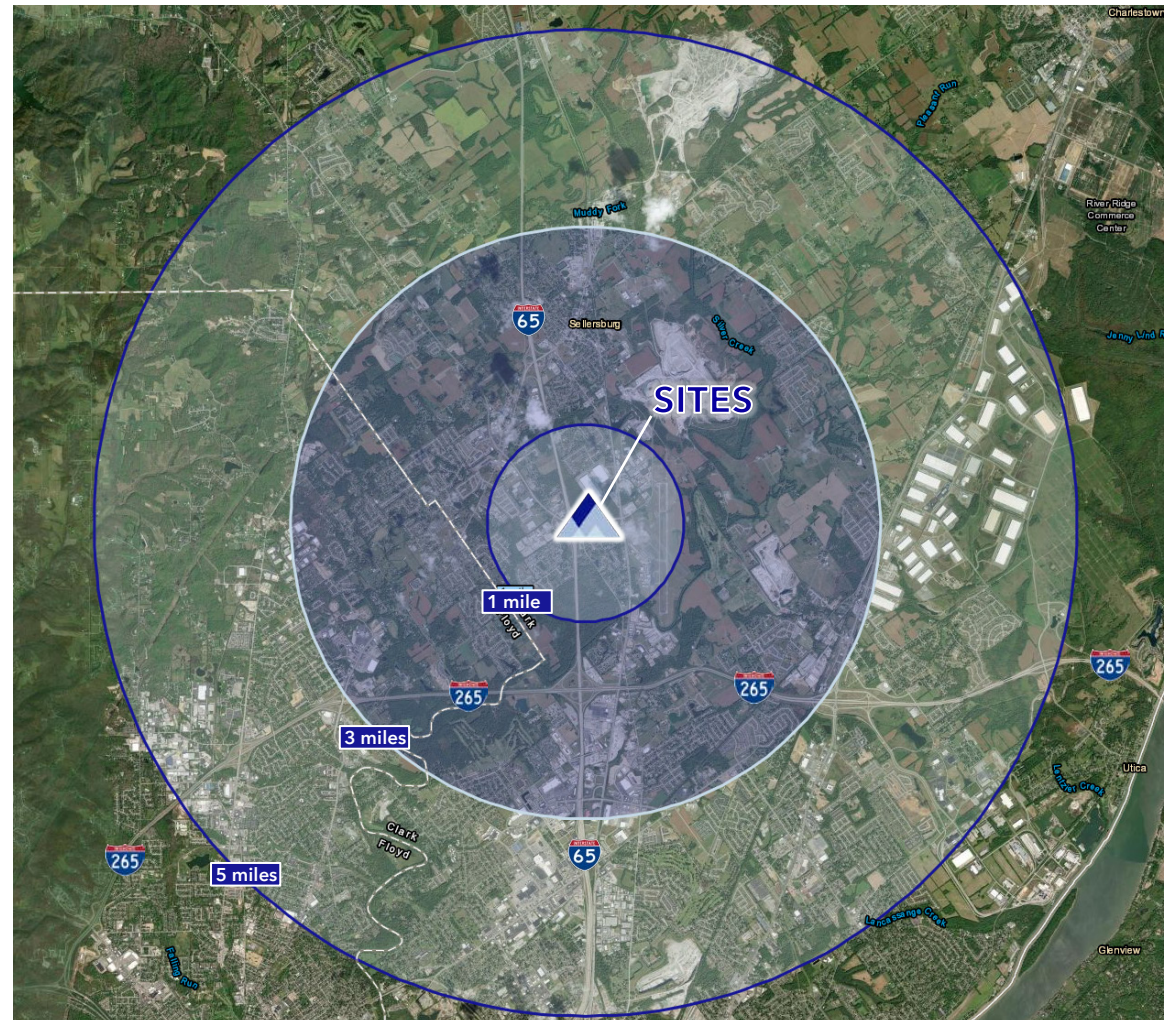


1 mile:	1,606
3 miles:	13,110
5 miles:	38,185

Average Household Income

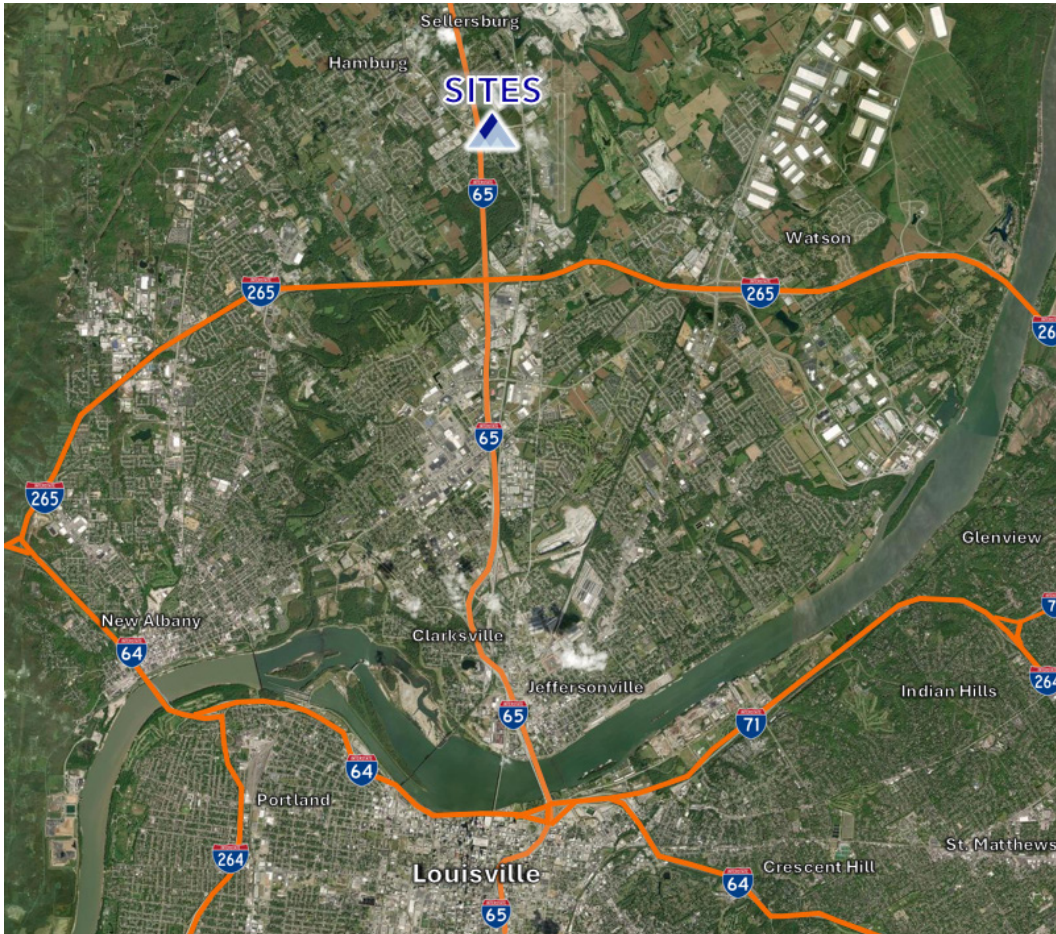


1 mile:	\$105,707
3 miles:	\$106,677
5 miles:	\$95,454





LOCATION AND CONTACT



Contact:

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