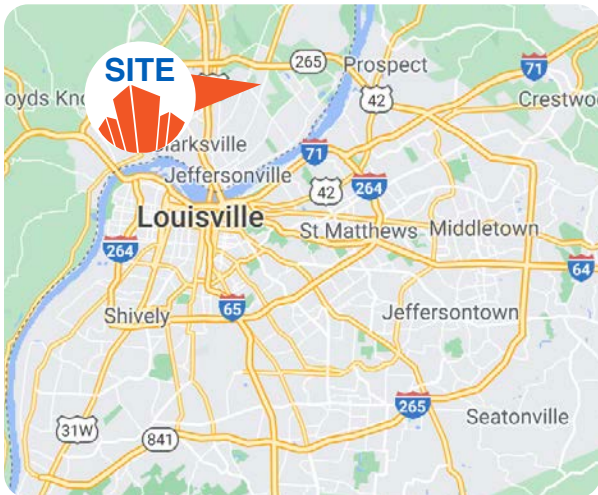




RETAIL / MEDICAL SPACE AVAILABLE

3542 E 10th Street | Jeffersonville, IN 47130



SUBLEASE: \$30.00/SF NNN 2,032 SF± SF AVAILABLE

- **Prime Location:** Conveniently situated in a well-trafficked area with strong visibility
- **Ideal for Medical Practice:** Designed to accommodate medical or professional office use
- **Interior Features:** Multiple exam rooms, reception area, private offices, and storage space
- **Parking:** Ample on-site parking available
- **Nearby Amenities:** Close to medical and retail centers
- **Move-in Ready:** Well-maintained space suitable for immediate occupancy

AERIAL

60,609 ADT



NORTON HEALTHCARE
Planet Fitness
Chick-fil-A
Feeders Supply
FIRST
first financial bank

STARBUCKS COFFEE
HOTWORX
petvet 365
SHERWIN WILLIAMS
McALISTER'S DELI
crumbl cookies
SMOOTHIE KING
Pizza Hut
verizon

Kroger
QDOBA MEXICAN EATS
INDIANA Members Credit Union
Calver's
German American Bank



JAGGERS
TOMMY'S EXPRESS
FIRST SAVINGS BANK
L&N FEDERAL CREDIT UNION

23,149 ADT

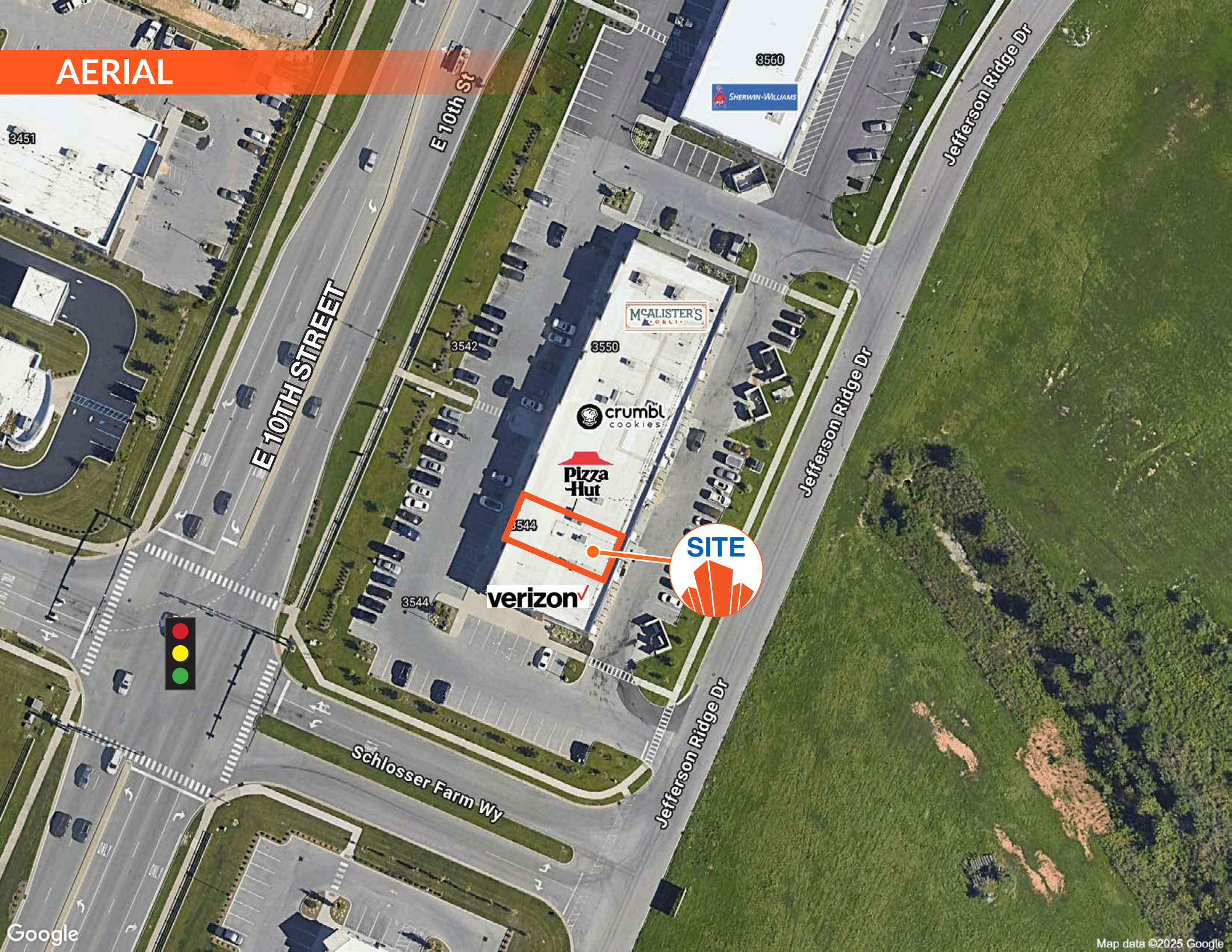
PENN STATION EAST COAST SUBS
UPS
PPG
TUMBLEWEED
TEX MEX GRILL • MARGARITA BAR

Dominos
H&R BLOCK
El Saborito
Great Clips
SUBWAY
FOOD LAB

meijer

WALGREENS
McDonald's
Hardee's
KOHL'S
CHASE
RURAL KING
TACO BELL

AERIAL



E 10TH STREET

E 10th St

Jefferson Ridge Dr

Jefferson Ridge Dr

Jefferson Ridge Dr

Schlosser Farm Wy

3544

3544

3550

3542

3560

3451

SITE

verizon

Pizza Hut

crumbl cookies

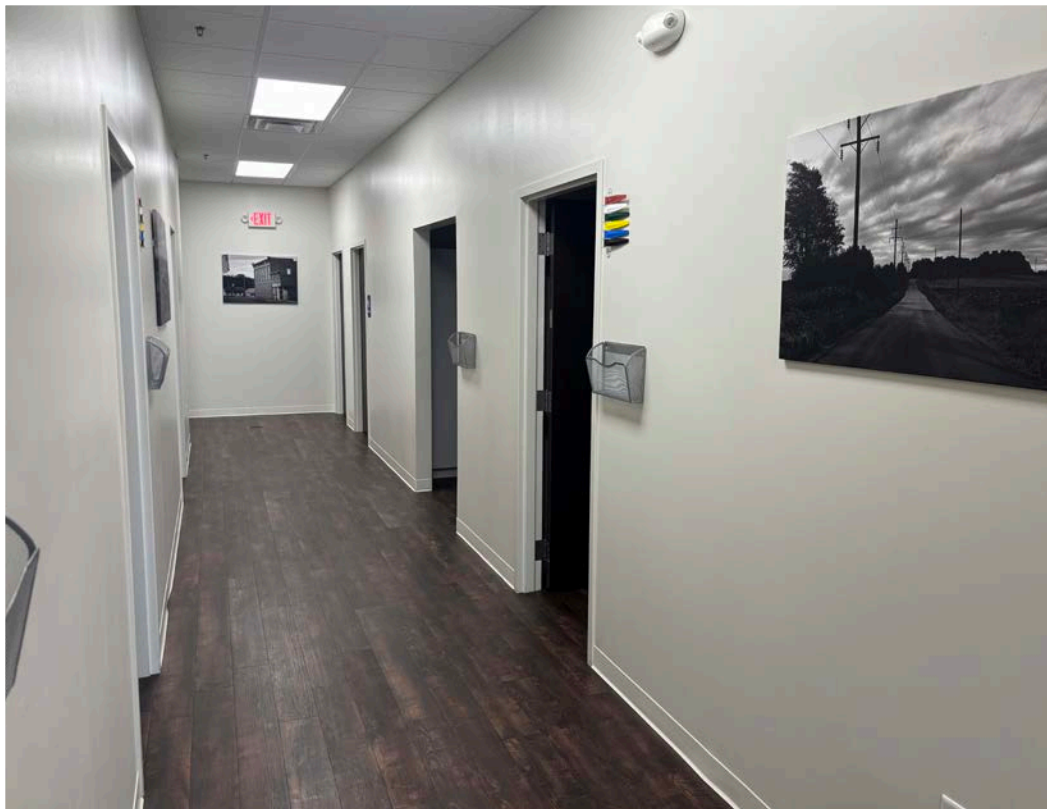
McALISTER'S CORN

SHERWIN-WILLIAMS

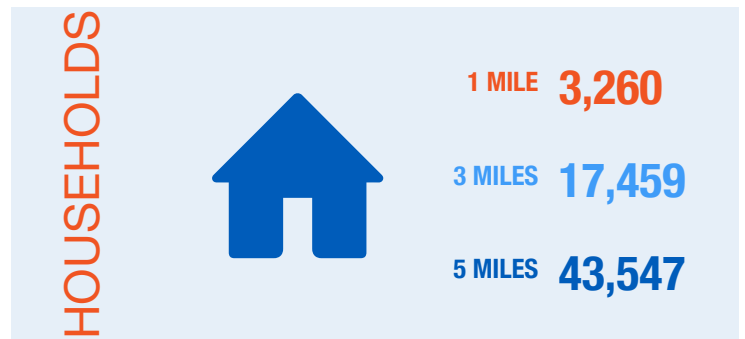
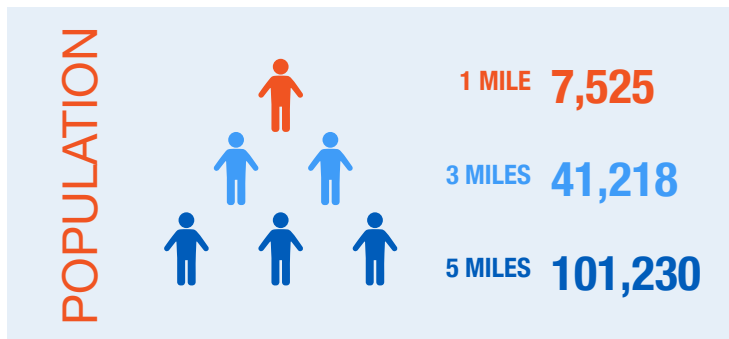
PHOTOS



PHOTOS



DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

