



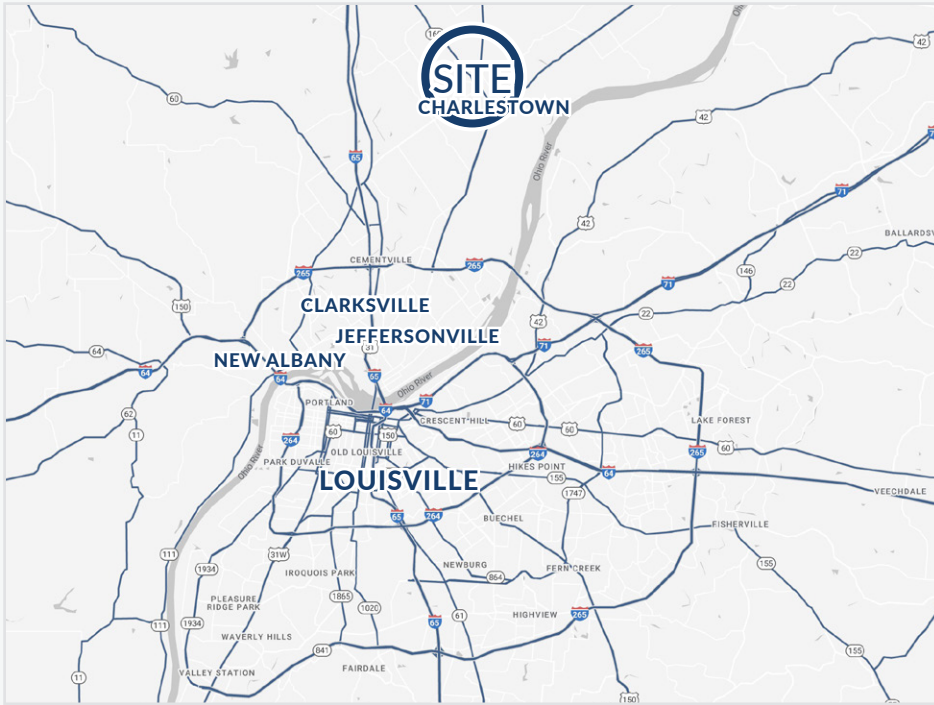
**FOR LEASE**

**CHARLESTOWN CROSSING**  
CHARLESTOWN, INDIANA

**HOGAN**  
REAL ESTATE

# PROPERTY DESCRIPTION

CHARLESTOWN CROSSING  
CHARLESTOWN, INDIANA



## Features

- + Tenants include Great Clips, Little Caesar's Pizza, Verizon Wireless, KORT Physical Therapy, Jersey Mikes, NPF Foot & Ankle, and Indiana Farm Bureau Insurance.
- + Outparcel users include Taco Bell, AutoZone & O'Reilly Auto Parts
- + Traffic signal ingress & egress
- + Charlestown is the fastest-growing city with a mayor in the Louisville MSA, experiencing 12% population growth since 2020, fueled in part by the \$100 million expansion of the River Ridge Commerce Center.
- + Strong public schools and convenient access to Kentucky via the Lewis and Clark Bridge continue to attract new residents to expanding multifamily and single-family housing developments in Charlestown.
- + The Shadow Lake Business Park mixed-use development is creating a new regional destination, with 600 acres planned for industrial, commercial, retail, and residential uses.
- + Adjacent to the business park, Shadow Lake Park will feature nature trails, sports courts, and a 31,500 SF multipurpose community center.
- + Downtown Charlestown is undergoing revitalization through the Charlestown Commons project, which will introduce a permanent performance pavilion, gathering spaces, and enhanced green space.
- + Significant infrastructure improvements, including sewer system upgrades, are supporting Charlestown's continued residential and commercial growth.



**0.38 - 0.83 ± Acre**  
OUTPARCELS  
available



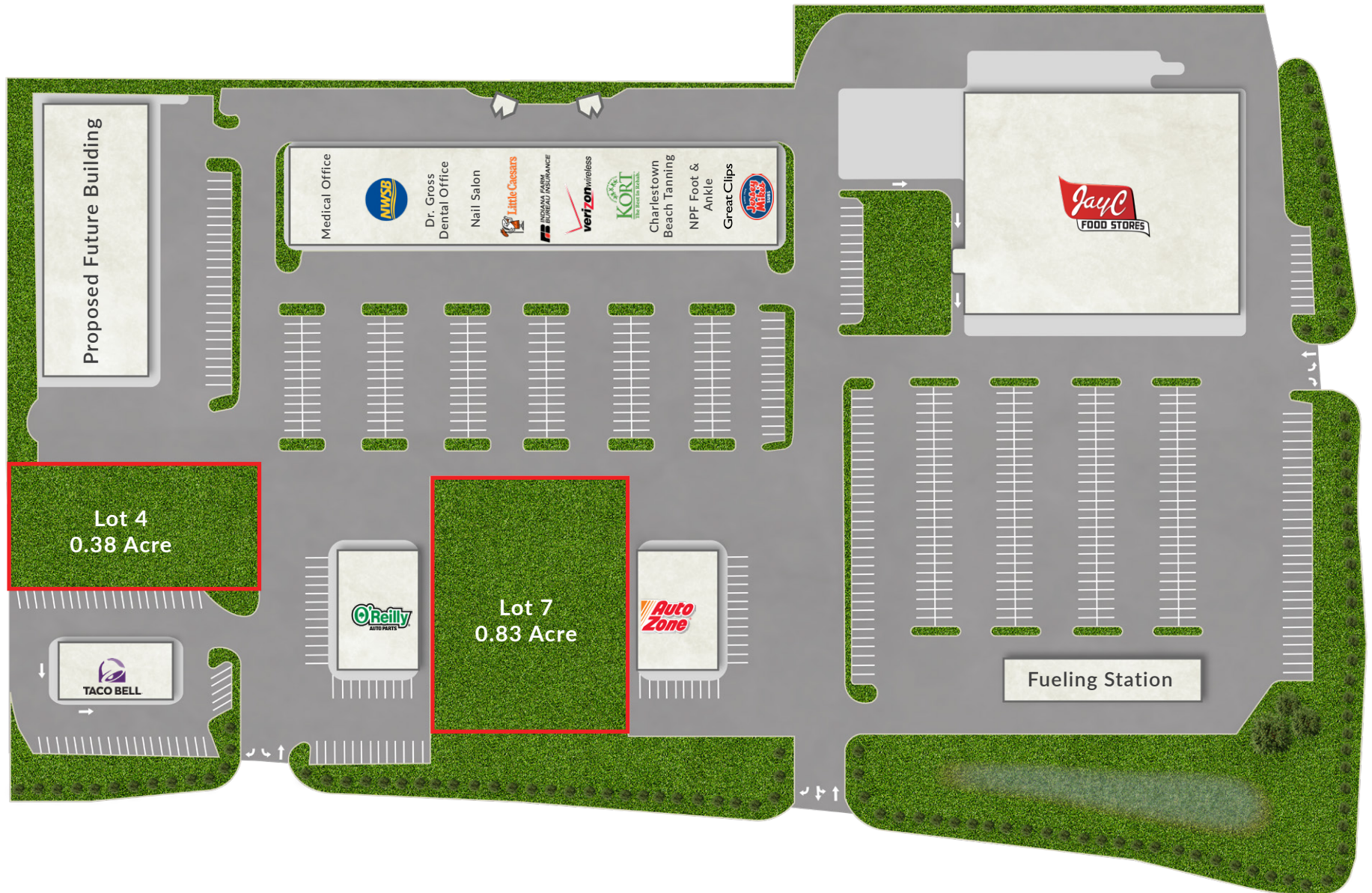
**JayC Food**  
STORES (KROGER)  
ANCHORED RETAIL  
development

## Demographics

	1 Mile	3 Miles	5 Miles
Population	4,760	11,593	19,502
Average Household Income	\$84,235	\$98,480	\$114,742

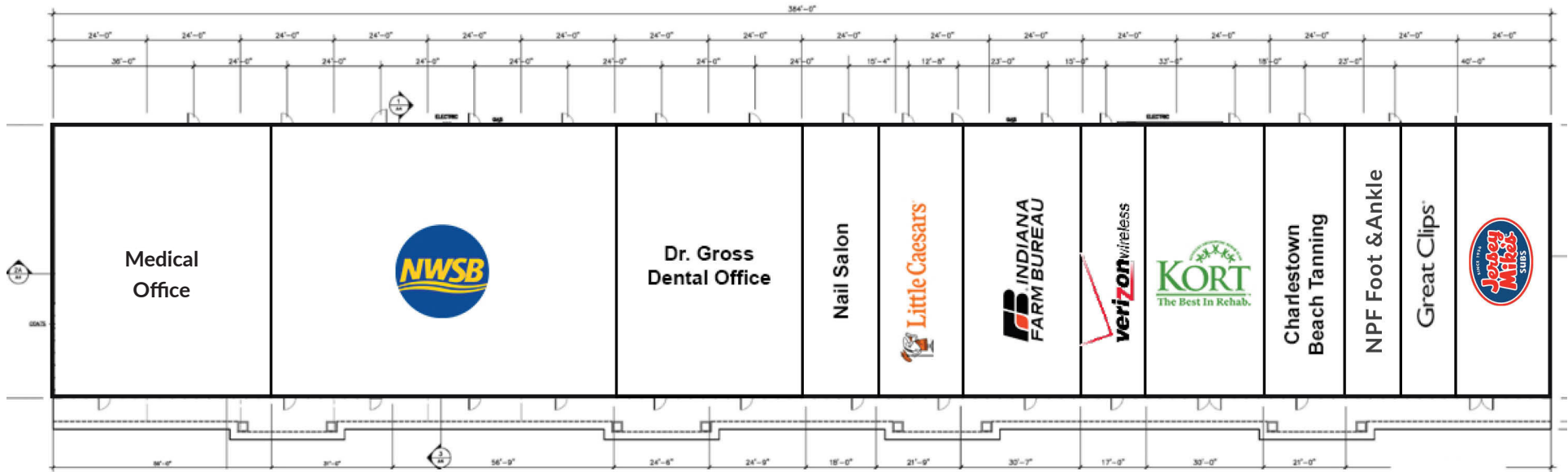
# SITE PLAN

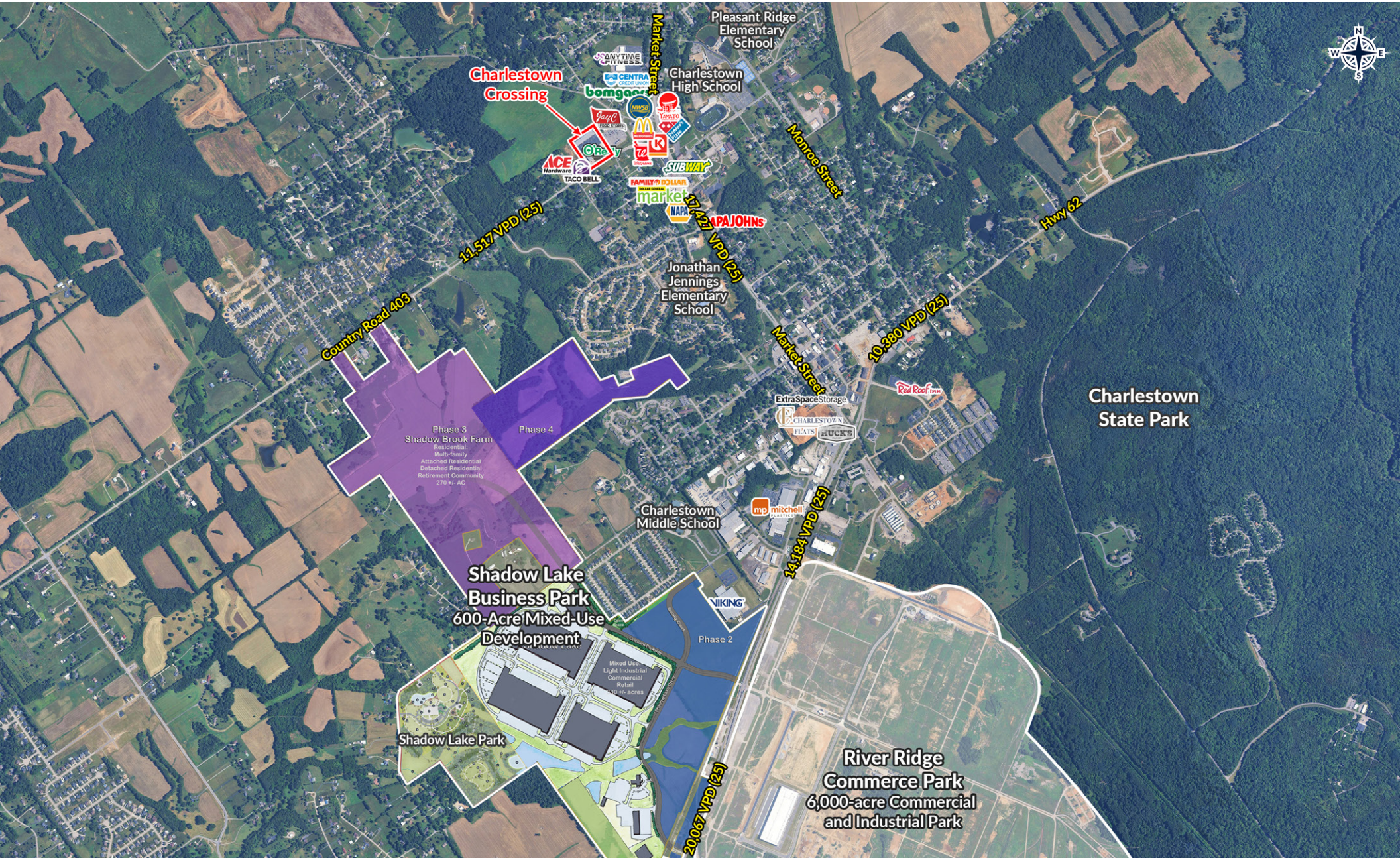
CHARLESTOWN CROSSING  
CHARLESTOWN, INDIANA



# INLINE RETAIL SITE PLAN

CHARLESTOWN CROSSING  
CHARLESTOWN, INDIANA







# HOGAN REAL ESTATE

PROPERTY CONTACT

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