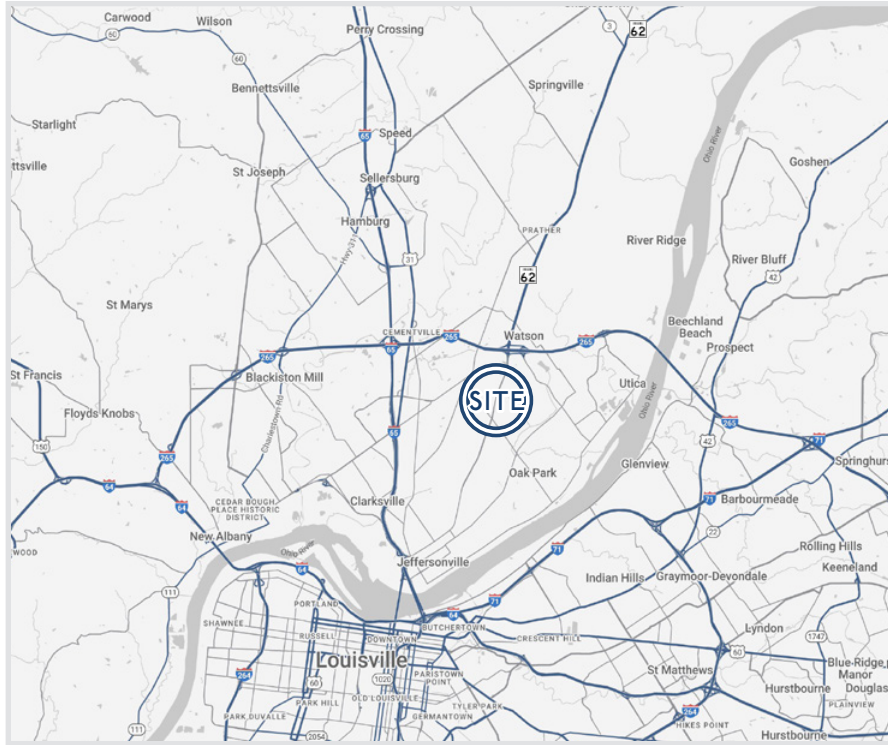


**VISSING
POINTE**

FOR LEASE | BUILT TO SUIT
EAST 10TH ST & VISSING PARK RD JEFFERSONVILLE, IN

HOGAN
REAL ESTATE



Features

- + Two lots available for lease or build-to-suit: Lot 1 (1.61 ± Acres) and Lot 3 (1.27 ± Acres).
- + Lot 3 (1.27 ± Acres) is available for sale \$800K
- + Located at the signalized intersection of 10th Street and Vissing Park Road.
- + Full cut access off East 10th Street and Vissing Park Road.
- + Close proximity to the Interstate 265 East End Bridge.
- + Excellent visibility.
- + Centrally located in regional retail trade area and just south of River Ridge Commerce Center, a 6,000-acre world-class business and manufacturing park.
- + With the recent extension of the Interstate 265 bridge, Jeffersonville, Indiana is the fastest growing Southern Indiana market.
- + Major retailers in the area include Meijer, Kohl's, Kroger, Planet Fitness, Walgreens, and Rural King.
- + New residential growth in a 3-mile radius is in the top percentage of the Louisville MSA in recent years.



2 Prime Lots

AVAILABLE

for Lease or build-to-suit



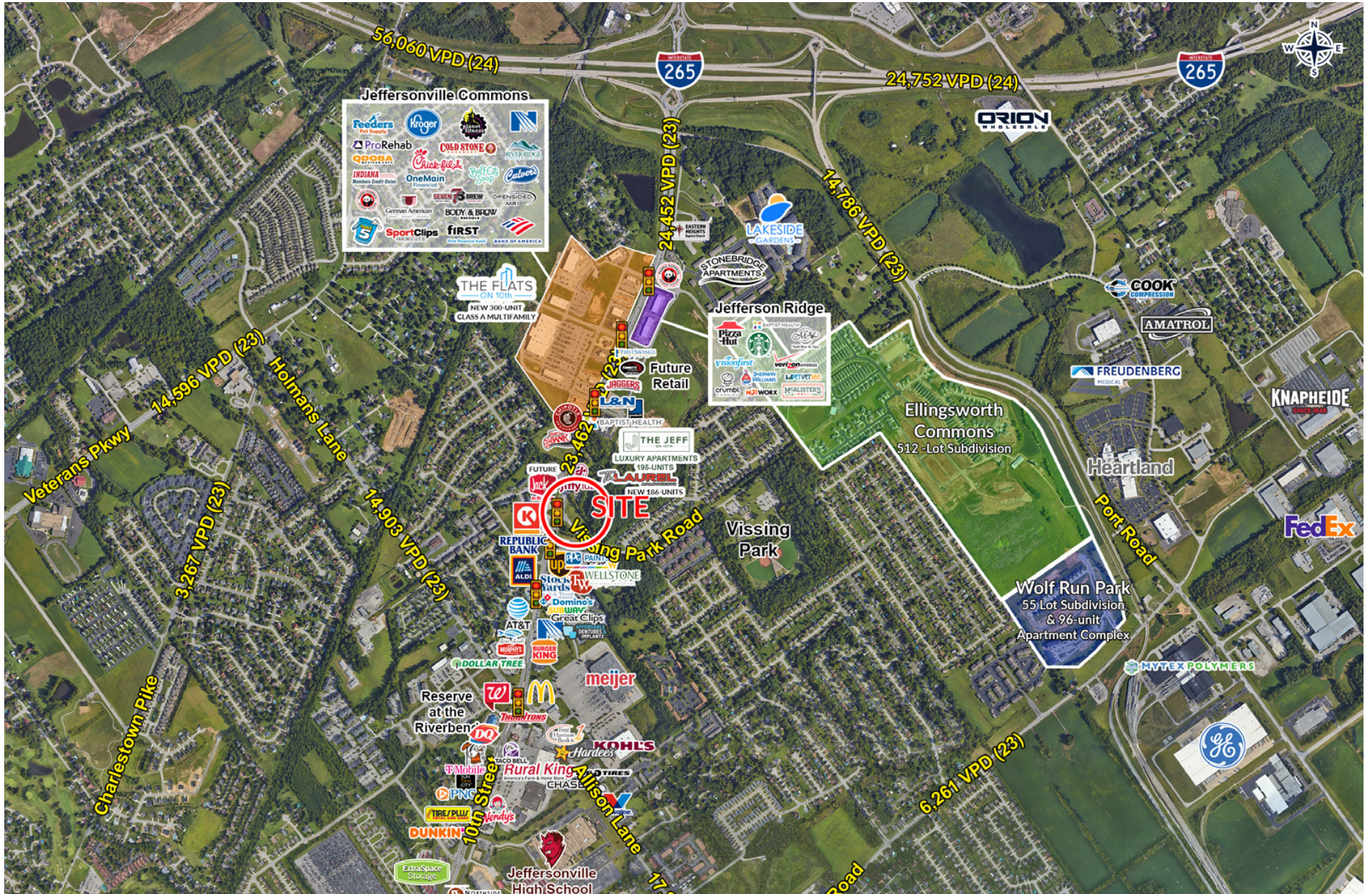
Over 23,000 VPD

ON 10TH STREET

in front of the site

Demographics

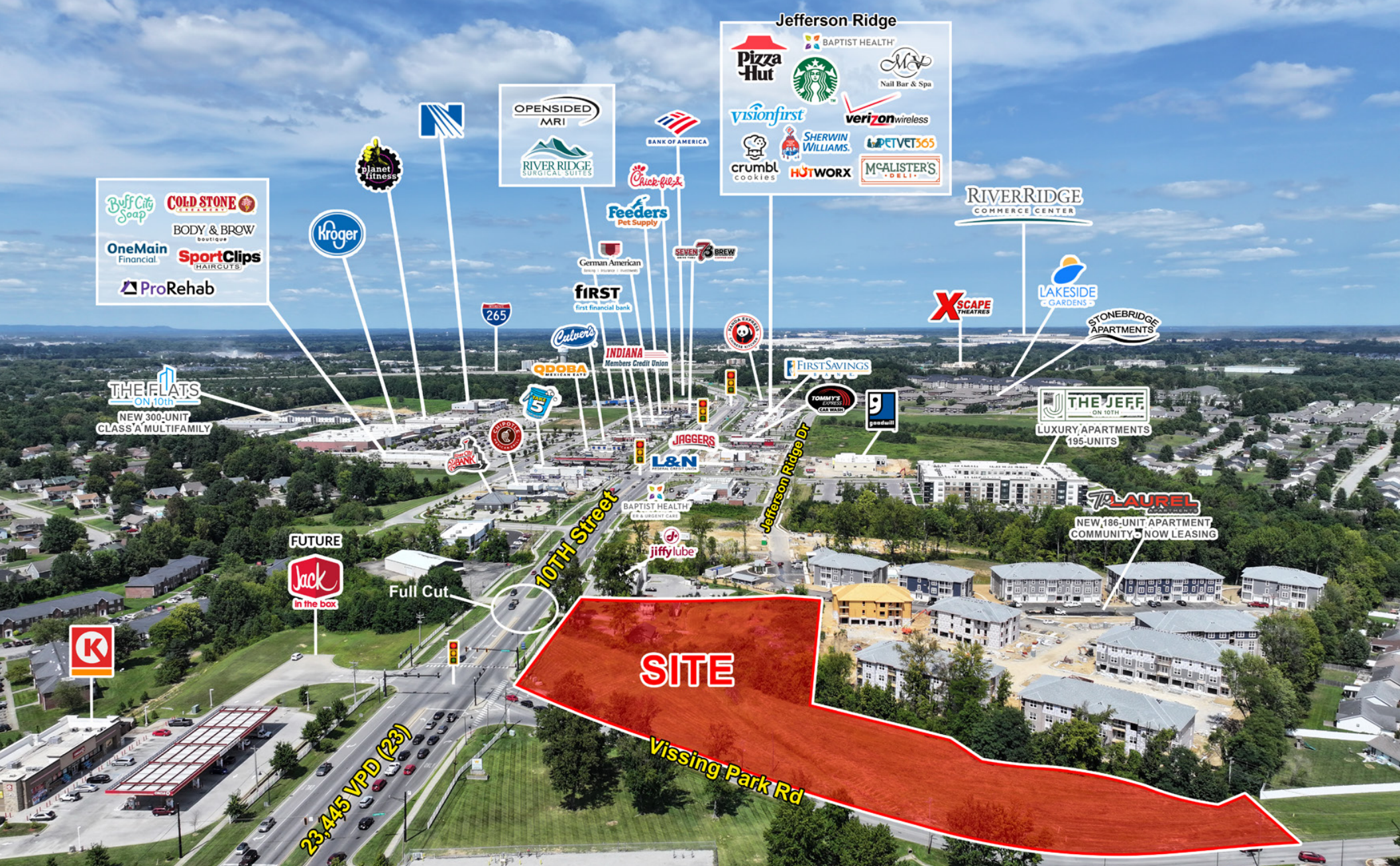
	1 Mile	3 Miles	5 Miles
Population	7,689	39,479	98,722
Median Household Income	\$51,609	\$52,581	\$50,640



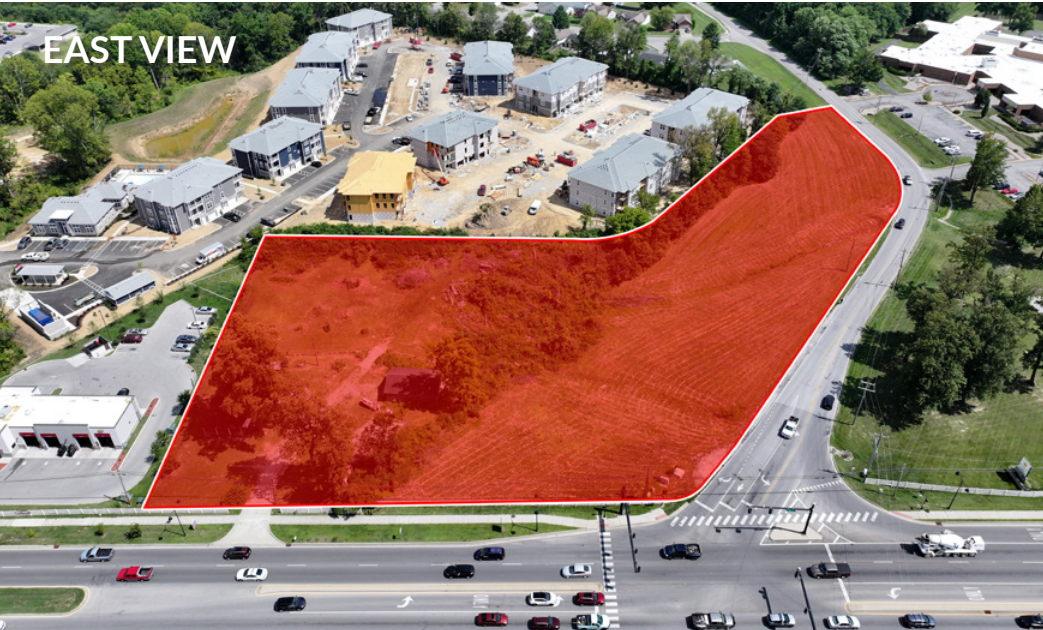
VISSING POINTE

DRONE AERIAL

10TH STREET & VISSING PARK ROAD
JEFFERSONVILLE, INDIANA



EAST VIEW



NORTHEAST VIEW



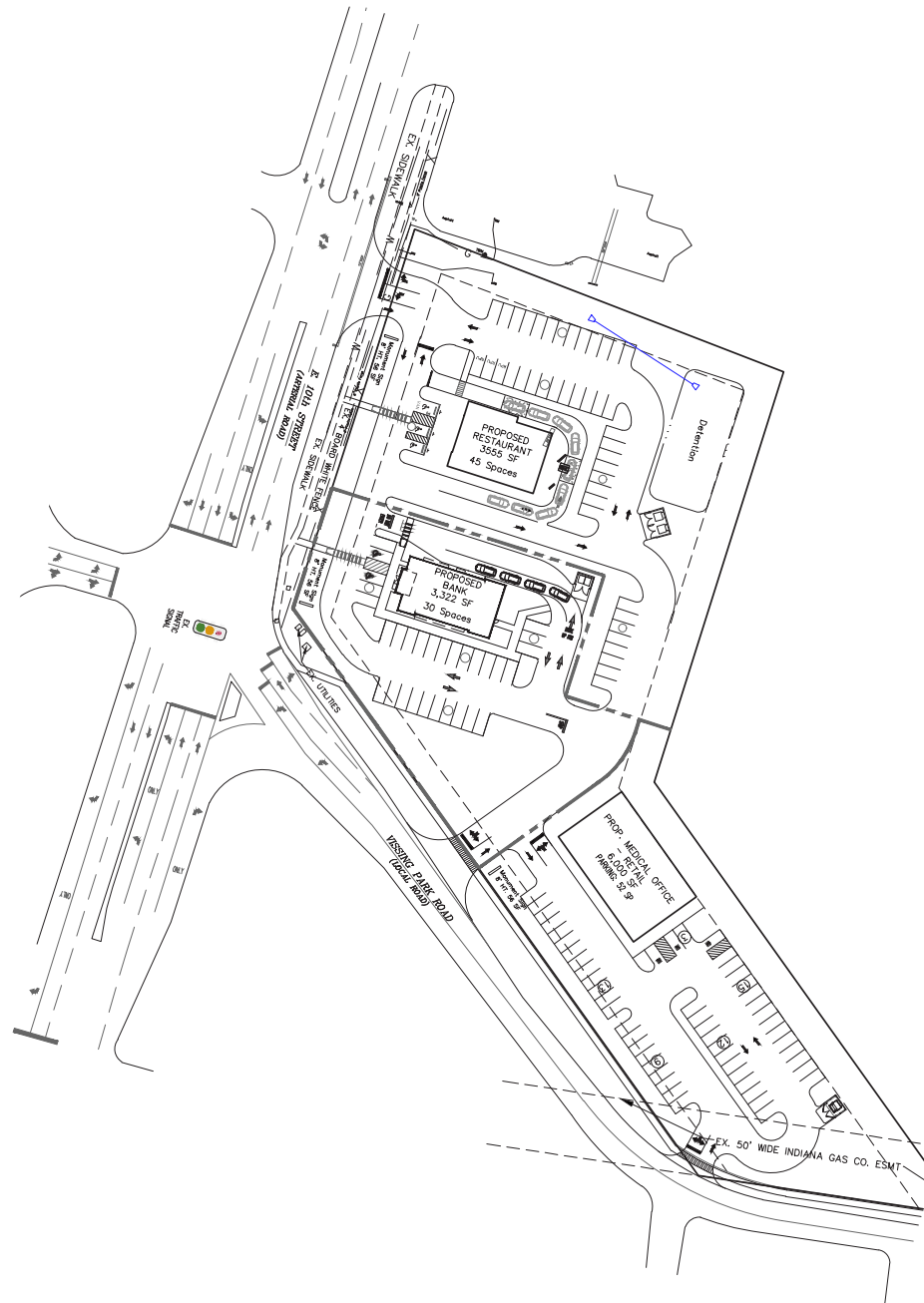
SOUTH VIEW



NORTH VIEW







VISSING POINTE

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