

available | retail - restaurant - medical

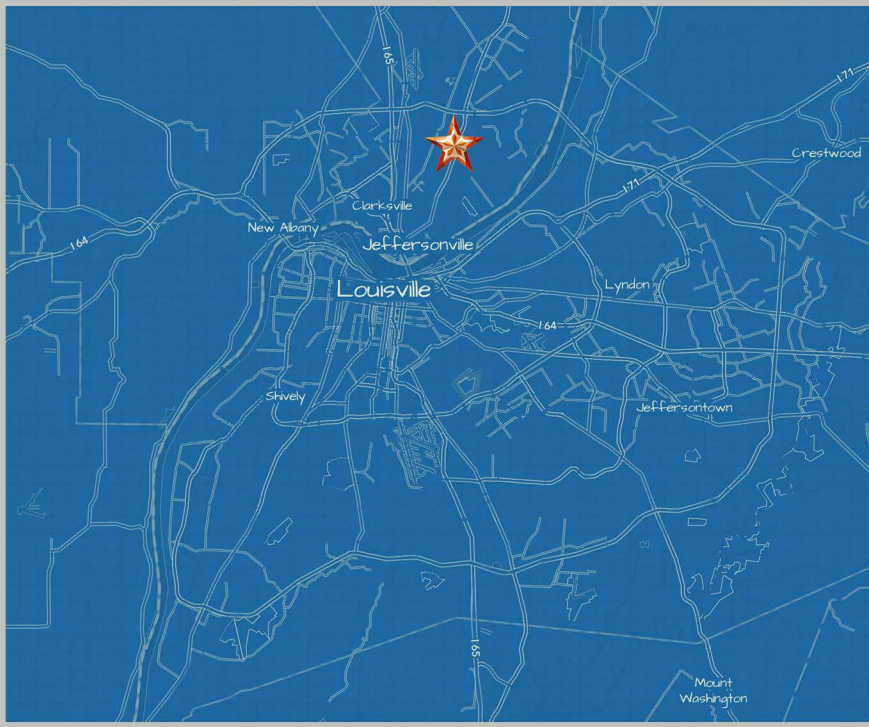
2903 E. 10th Street, Jeffersonville, IN 47130



2903 E. 10th Street, Jeffersonville, IN
1,200 - 9,017 SF Available
T-Mobile PNC Little Caesars BelFlex

| 1,200 - 9,017 SF Available |
Extremely Busy IN HWY 62 Retail Corridor
First & Second Gen Space Available

- First class multi-tenant building on one of So IN's busiest corridors with ability to demise to smaller spaces or accommodate over 9,000+ SF for a single use.
- Located on E. 10th Street (IN 62) across from Rural King, Kroger and Jeffersonville High School, So IN's largest high school with over 2,100 students enrolled.
- Join PNC, Sun Tan City, T-Mobile, Little Caesars in the building.
- Nearby businesses include Meijer, Kohl's, Aldi, Rural King, Kroger, McDonald's, Wendy's, Dairy Queen, Burger King, Walgreens, Rite Aid and many more.
- Perfect for any retail, restaurant, or medical uses (primary care, dental, optical, physical therapy, etc).
- Significant development has occurred on the corridor due to the growth of the nearby River Ridge Commerce Center and proximity to I-264 and the East End Bridge connecting So IN and the East End of Louisville.
- Located in Clark County Indiana within the Louisville, KY MSA. Clark County is consistently ranked as one of Indiana's fastest growing counties.



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PROJECT
NORTH



FLOOR PLAN

SCALE: 1/16"=1'-0"

2903 E. 10th Street, Jeffersonville, IN
1,200 - 9,017 SF Available



62

Holmans Lane
15,600 ADT (2014)

DOLLAR TREE

BURGER KING

McDonald's

meijer

Walgreens

THORNTONS

DO

Allison Lane

KOHL'S

Hardee's

TACO BELL

RURAL KING

BIG O TIRES

CHASE

E. 10th Street

Valvoline

28,000 ADT (2014)

DUNKIN'

TIRE PLUS

Subway

17,700 ADT (2012)

Jeffersonville High School
2,130+ Students

62

7DCRE
7D COMMERCIAL REAL ESTATE

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.3201/-85.7149

2903 E 10th St Jeff, IN 47130	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,777	52,201	118,795
2029 Projected Population	11,231	55,430	123,067
2020 Census Population	10,303	48,451	114,698
2010 Census Population	8,471	45,075	107,393
Projected Annual Growth 2024 to 2029	0.8%	1.2%	0.7%
Historical Annual Growth 2010 to 2024	1.9%	1.1%	0.8%
2024 Median Age	34.6	38.2	39.5
Households			
2024 Estimated Households	4,728	22,408	53,175
2029 Projected Households	4,915	23,652	54,801
2020 Census Households	4,289	20,463	50,004
2010 Census Households	3,473	18,814	46,377
Projected Annual Growth 2024 to 2029	0.8%	1.1%	0.6%
Historical Annual Growth 2010 to 2024	2.6%	1.4%	1.0%
Race and Ethnicity			
2024 Estimated White	71.7%	75.7%	78.4%
2024 Estimated Black or African American	17.2%	13.7%	11.8%
2024 Estimated Asian or Pacific Islander	2.8%	1.8%	2.0%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	8.0%	8.5%	7.5%
2024 Estimated Hispanic	7.6%	7.7%	6.7%
Income			
2024 Estimated Average Household Income	\$89,202	\$85,605	\$106,289
2024 Estimated Median Household Income	\$72,103	\$67,146	\$77,851
2024 Estimated Per Capita Income	\$39,219	\$36,895	\$47,750
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.8%	2.6%
2024 Estimated Some High School (Grade Level 9 to 11)	4.3%	6.5%	5.8%
2024 Estimated High School Graduate	37.0%	33.4%	28.0%
2024 Estimated Some College	20.7%	21.8%	19.5%
2024 Estimated Associates Degree Only	11.5%	10.8%	9.1%
2024 Estimated Bachelors Degree Only	16.5%	16.4%	21.4%
2024 Estimated Graduate Degree	6.9%	8.4%	13.7%
Business			
2024 Estimated Total Businesses	234	1,834	6,105
2024 Estimated Total Employees	2,814	27,048	68,059
2024 Estimated Employee Population per Business	12.0	14.7	11.1
2024 Estimated Residential Population per Business	46.0	28.5	19.5

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5 mi radius

3 mi radius

1 mi radius