



DENTON FLOYD
REAL ESTATE GROUP

**MIXED USE DEVELOPMENT
OFFICE/RETAIL SPACE**

BRIDGEPOINTE COMMONS & GATEWAY CROSSING

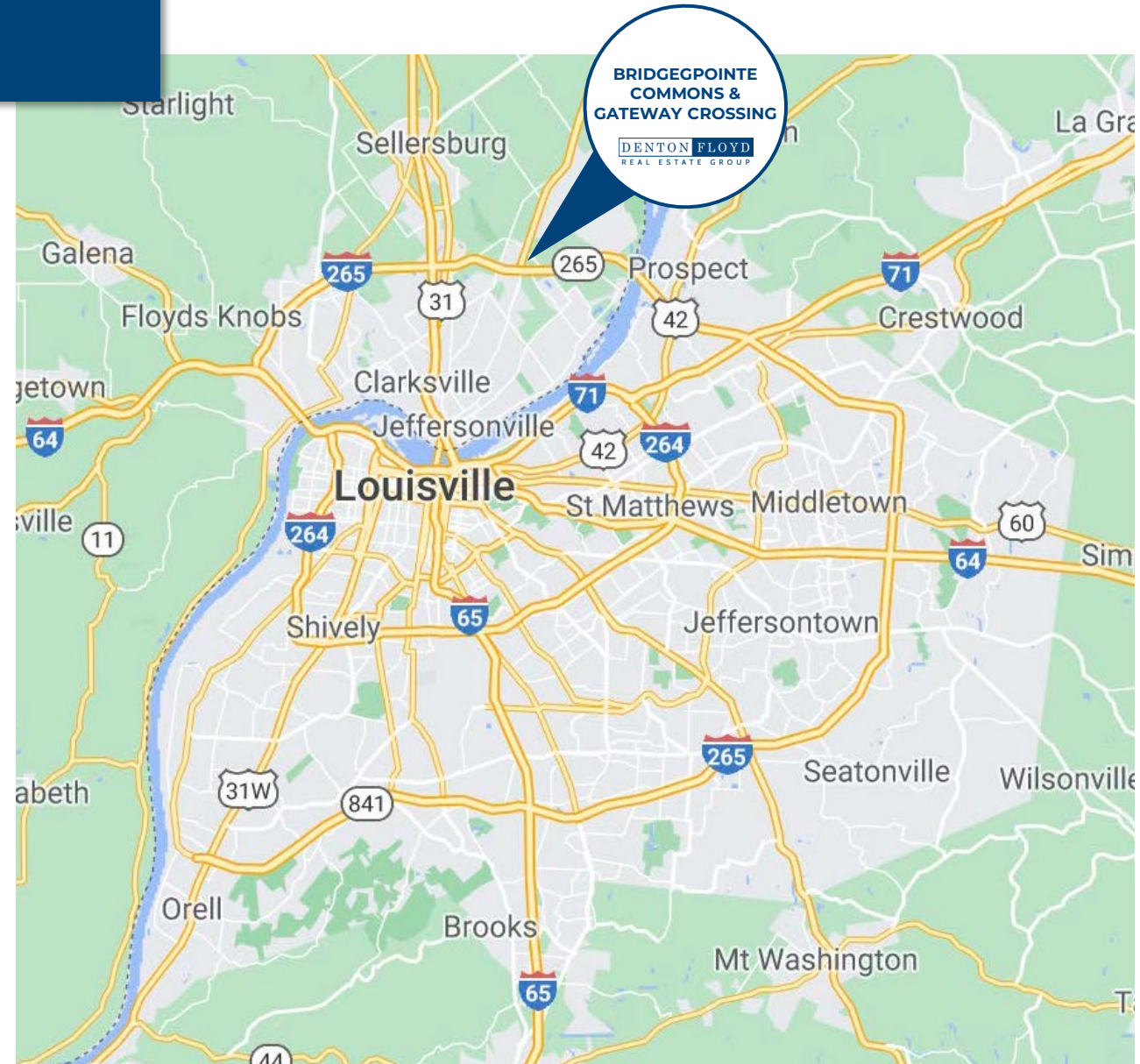
IN-62 & GOTTBRAH PKWY | JEFFERSONVILLE, IN 47130

BRIDGEPOINTE COMMONS & GATEWAY CROSSINGS OVERVIEW

- Retail space for lease and Land available in Class A Mixed Use Development
- Surrounding retail includes Xscape Theatre, Planet Fitness, Kroger, Chick-Fil-A, Kohls, Aldi, McDonald's, KFC, Zaxby's, Taco Bell, Harbor and Harps, Fairfield Inn and Hilton Garden Inn
- Great visibility from E 10th St (35K ADT) and I-265 (28K ADT)
- Development will consist of Proposed Commercial, Senior Living, Hotels, and Office/Medical use
- Approximately 1 mile from River Ridge Commerce Center, a 1,057 acre business park employing more than 11,000 people (home of Amazon Fulfillment Center, Kroger Distribution Center, Optum, Medline, GE Appliances, Niagara, and more)

PROPERTY OVERVIEW

ADDRESS:	4700 IN-62
CITY, STATE, ZIP:	JEFFERSONVILLE, IN 47130
PROPERTY TYPE:	RETAIL SPACE AND LAND AVAILABLE
TOTAL ACREAGE:	.75 – 14.75 ACRES AVAILABLE
TOTAL SQUARE FOOTAGE:	EXISTING 2,300 SF AVAILABLE
LEASE RATE	\$29 SF NNN



IN-62 & GOTTBATH PWKY, JEFFERSONVILLE, IN 47130

AERIAL MAP



MACRO AERIAL



In addition to one of the largest Amazon fulfillment centers in the nation, other River Ridge tenants include Meta (Coming 2026), Collins Aerospace, Medline Industries Inc, Niagara Bottling, Pharmacord, Bose, Enjoy Life Foods and Optum.

APPROX 10 MILES (14 MINUTES) TO DOWNTOWN LOUISVILLE, KY
APPROX 16 MILES (26 MINUTES) TO LOUISVILLE INT AIRPORT



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BRIDGEPOINTE GARDENS LOT



SITE PHOTOS: BRIDGEPOINTE COMMONS



SITE PHOTOS: GATEWAY CROSSING

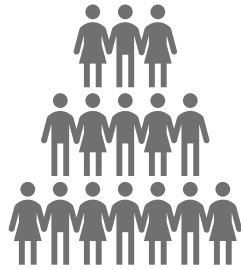


DEMOGRAPHICS

POPULATION

3 MILES: 26,317

5 MILES: 82,488



HOUSEHOLDS

3 MILES: 10,926

5 MILES: 34,517



BUSINESSES

3 MILES: 776

5 MILES: 2,952



EMPLOYEES

3 MILES: 13,089

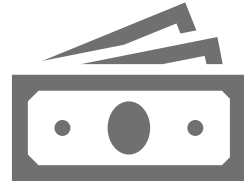
5 MILES: 43,595



MEDIAN HOUSEHOLD INCOME

3 MILES: \$66,012

5 MILES: \$65,224



TRAFFIC COUNTS

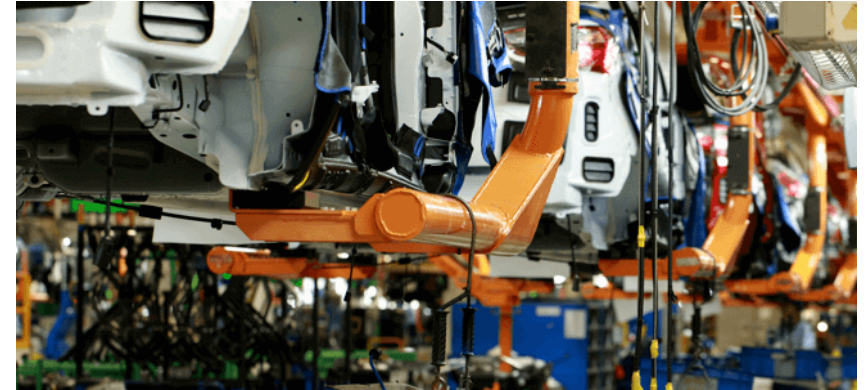
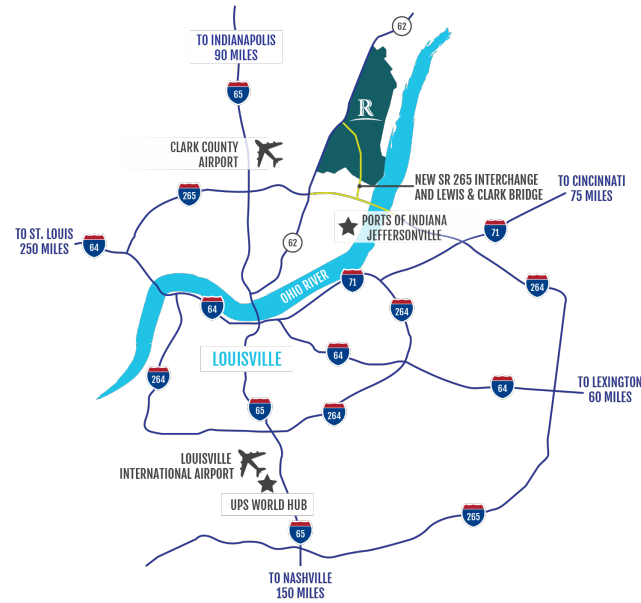
E 10th ST: 35K ADT

I-65: 28K ADT



RIVER RIDGE COMMERCE CENTER

- \$43.2 Million: Tax Revenue Generated for State and Local Entities
- \$2.5 Billion Economic Output of River Ridge
- \$15 Million Capital Improvements
- \$73 Million Invested by Private Developers in Construction Projects
- \$1.12 Billion + In Added Economic Value
- 18,000 Regional Jobs Supported by River Ridge
- 10,400 Employed Individuals Onsite



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RIVER RIDGE COMMERCE CENTER



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CONTACT US

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