

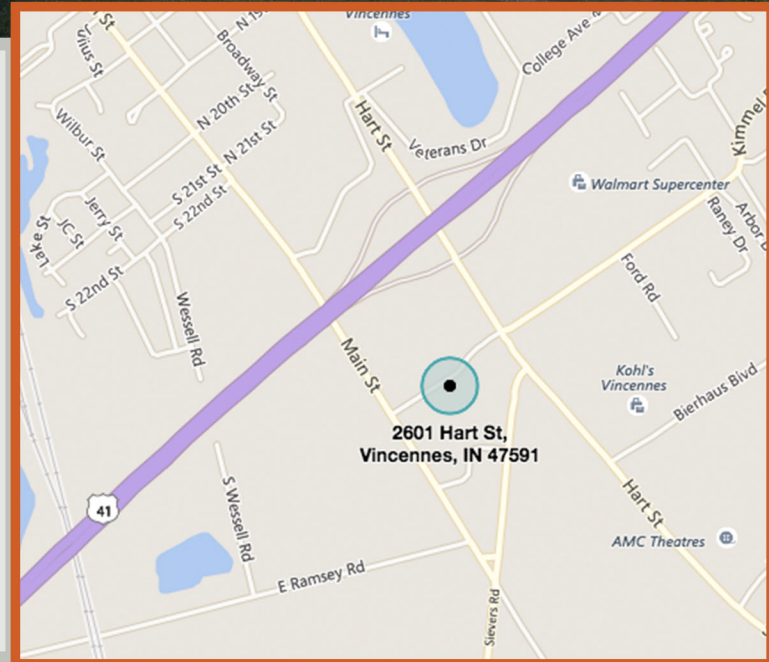
kimmell pointe | us 41 & hart

2601 Hart Street, Vincennes, IN 47591

| 150,000 +/- SF Power Center |
Extremely Busy Hart Street Retail Corridor
| County Seat of Knox County |



- 17+ acre 150,000 SF +/- regional power center located at the US 41 and Hart Streets in the heart of Vincennes retail corridor anchored by Hobby Lobby, Marshalls and Texas Roadhouse.
- Restaurant pad sites and retail multi-tenant buildings available for pre-leasing.
- One 20,000 SF junior anchor retail opportunity left adjacent to Marshalls.
- Hobby Lobby opened February 20', Marshalls opening March of 21' and Texas Roadhouse opening Summer of 21'.
- Strong regional trade area with best in market tenant mix.
- Vincennes is the County Seat of Knox County home to an 80,000+ person trade area with an unemployment rate of 3.9% (2016).
- Vincennes serves a large regional trade area that desires more; Kimmell Pointe is the project that will deliver more shopping, dining and work opportunities to city and surrounding region.



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7D COMMERCIAL REAL ESTATE

LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT

Walmart

DOLLAR TREE

M
HIBBETT SPORTS

OfficeMax

Lebelher & Sons
CHEVROLET GMC

Applebees

KFC

SHERWIN WILLIAMS

Yochum

KOHL'S

HART STREET

17,299 ADT (2016)

KIMMELL ROAD

21,763 ADT (2016)

41

COMFORT SUITES

Arby's

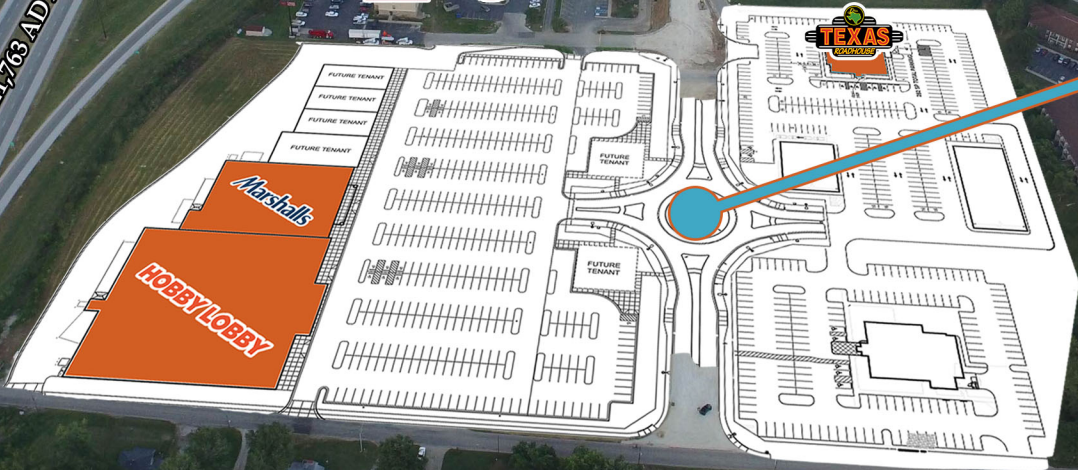
SUBWAY

verizon

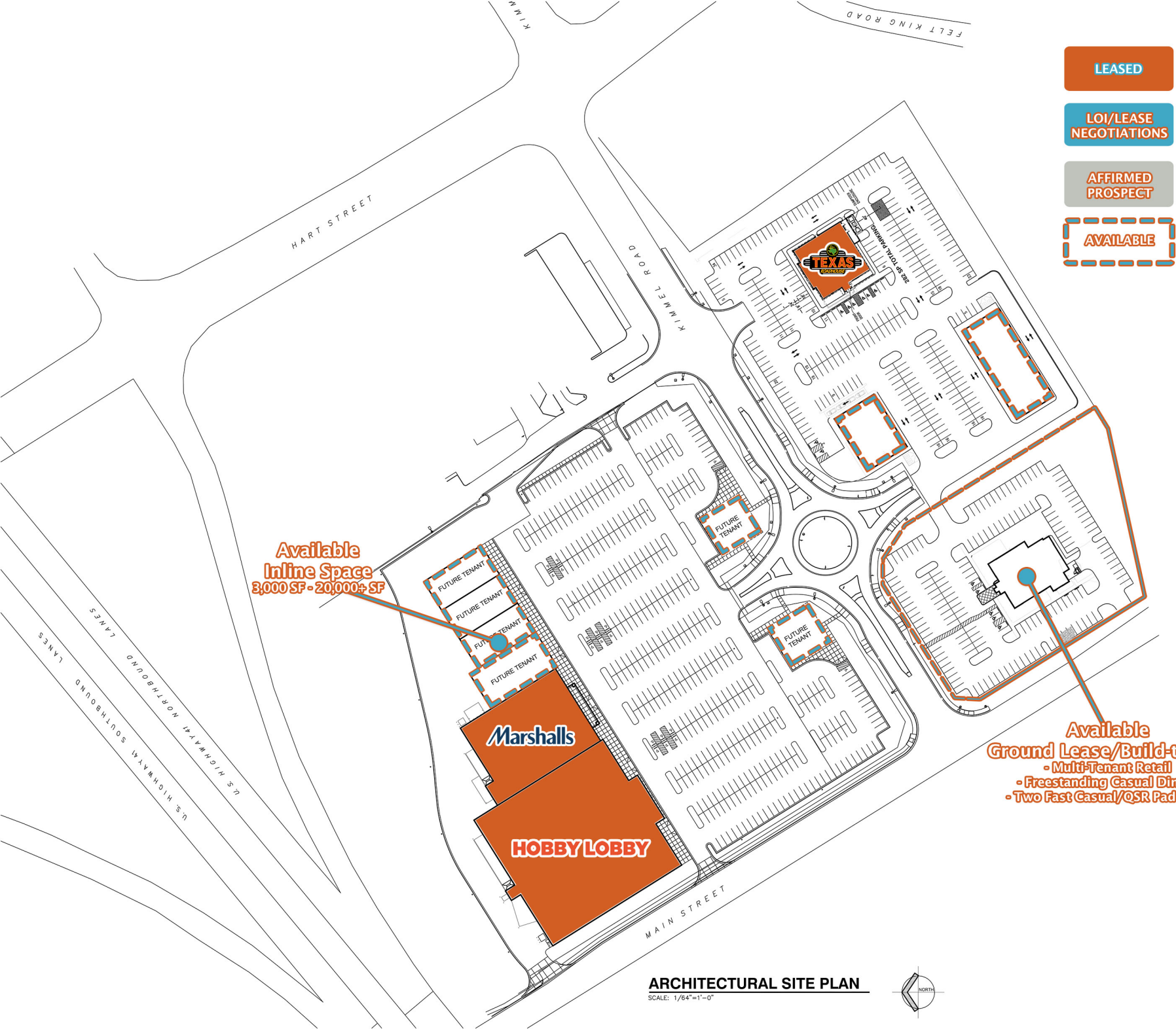
PONDEROSA STEAKHOUSE

Steak Shake

KIMMELL POINTE SHOPPING CENTER



MAIN STREET



LEASED

LOI/LEASE NEGOTIATIONS

AFFIRMED PROSPECT

AVAILABLE

myszak + palmer
 ARCHITECTURE + DEVELOPMENT
 903 Broadway Street
 Vincennes, Indiana 47591
 Voice: 812.886.0750
 Fax: 812.886.0790
 web: www.myszakpalmer.com

NEW PROJECT FOR

KIMMEL POINTE

VINCENNES, INDIANA

PROJECT NO. 18_35

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REV	DATE	DESCRIPTION
Δ		
Δ		
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DRAWN: STAFF
 CHECKED: APM

SP1.1
 ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN
 SCALE: 1/8"=1'-0"



Preliminary - Not For Construction

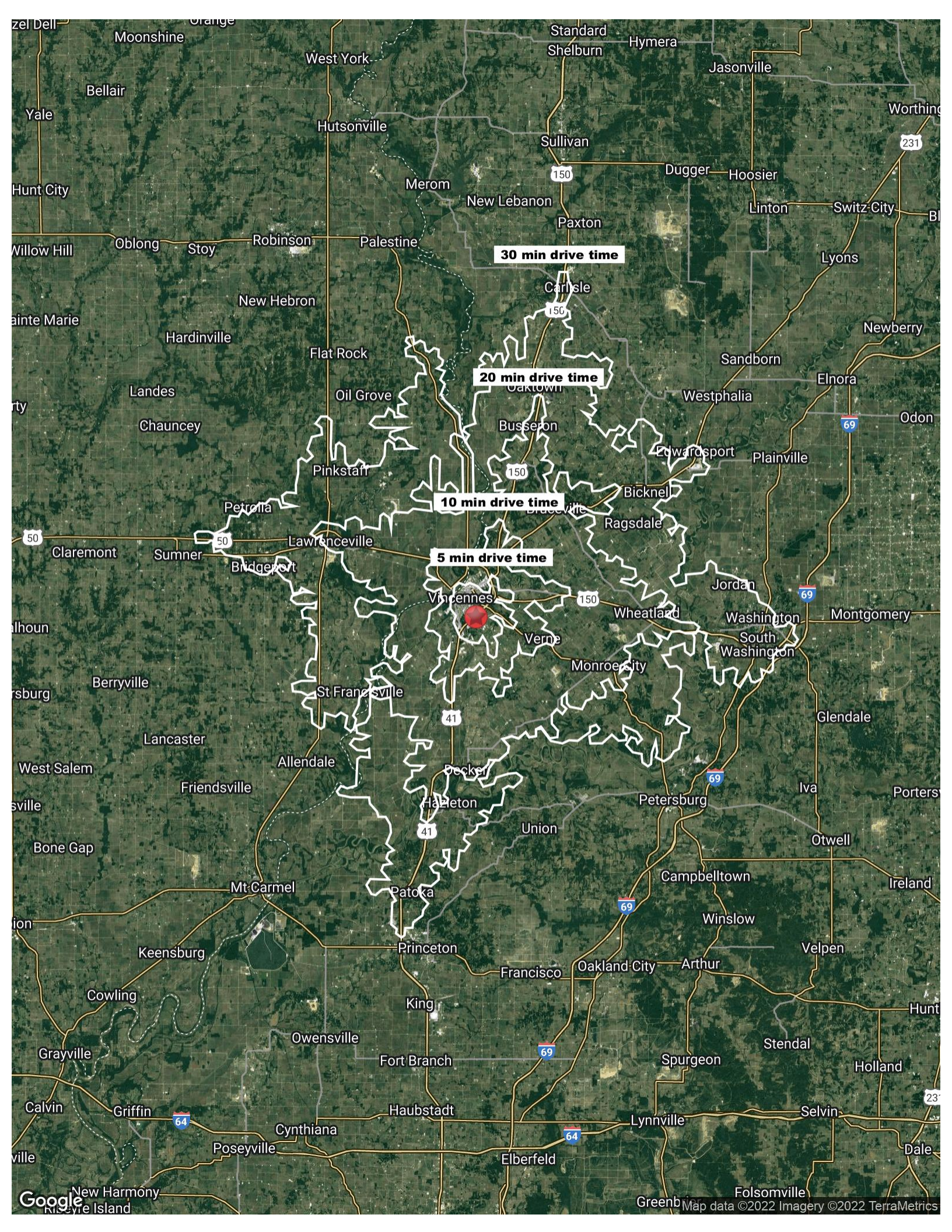
DATE: MAY 30, 2019

Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Kimmell Pointe Shopping Center | Vincennes, IN | Drive Time
 7D Commercial Real Estate
 Lat/Lon: 38.659/-87.5104



210 Kimmell Rd	5 min	10 min	20 min	30 min
Vincennes, IN 47591	drive time	drive time	drive time	drive time
Population				
2022 Estimated Population	13,505	22,170	31,905	58,755
2027 Projected Population	13,312	21,839	31,276	57,869
2020 Census Population	13,402	22,130	31,863	58,205
2010 Census Population	14,177	23,894	34,049	60,857
Projected Annual Growth 2022 to 2027	-0.3%	-0.3%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2022	-0.4%	-0.6%	-0.5%	-0.3%
2022 Median Age	39.3	39.5	40.5	40.7
Households				
2022 Estimated Households	5,790	9,009	13,027	23,697
2027 Projected Households	5,615	8,739	12,580	23,076
2020 Census Households	5,793	9,039	13,057	23,528
2010 Census Households	6,044	9,405	13,680	24,332
Projected Annual Growth 2022 to 2027	-0.6%	-0.6%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2022	-0.4%	-0.4%	-0.4%	-0.2%
Race and Ethnicity				
2022 Estimated White	88.0%	86.5%	88.5%	88.5%
2022 Estimated Black or African American	3.9%	2.9%	2.4%	2.5%
2022 Estimated Asian or Pacific Islander	2.4%	5.3%	3.9%	2.4%
2022 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%	0.2%
2022 Estimated Other Races	5.4%	5.0%	5.0%	6.4%
2022 Estimated Hispanic	2.7%	2.6%	2.5%	4.6%
Income				
2022 Estimated Average Household Income	\$63,500	\$67,821	\$71,959	\$69,808
2022 Estimated Median Household Income	\$48,716	\$52,663	\$54,293	\$52,102
2022 Estimated Per Capita Income	\$27,776	\$28,122	\$29,786	\$28,489
Education (Age 25+)				
2022 Estimated Elementary (Grade Level 0 to 8)	4.6%	4.3%	3.7%	4.1%
2022 Estimated Some High School (Grade Level 9 to 11)	10.4%	9.5%	8.2%	8.3%
2022 Estimated High School Graduate	38.5%	35.5%	35.6%	38.0%
2022 Estimated Some College	19.2%	19.7%	20.9%	20.1%
2022 Estimated Associates Degree Only	14.0%	14.7%	14.6%	14.1%
2022 Estimated Bachelors Degree Only	8.0%	9.8%	10.4%	9.7%
2022 Estimated Graduate Degree	5.2%	6.5%	6.7%	5.7%
Business				
2022 Estimated Total Businesses	777	1,105	1,359	2,218
2022 Estimated Total Employees	9,691	14,554	17,306	26,158
2022 Estimated Employee Population per Business	12.5	13.2	12.7	11.8
2022 Estimated Residential Population per Business	17.4	20.1	23.5	26.5



30 min drive time

20 min drive time

10 min drive time

5 min drive time