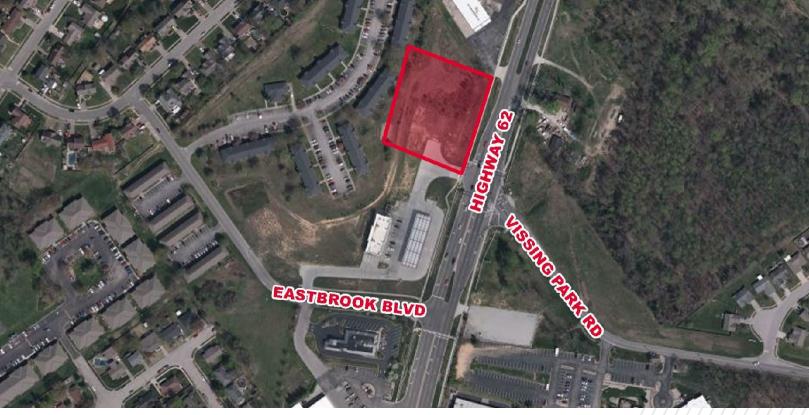




FOR SALE

HWY 62 & VISSING PARK RD JEFFERSONVILLE, INDIANA 47130

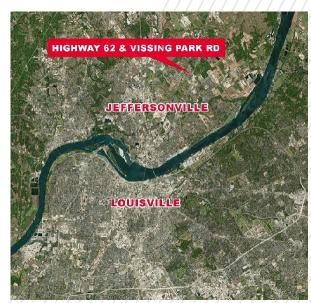


PROPERTY HIGHLIGHTS

Cushman & Wakefield | Form G Commercial is pleased to offer this 1.2 ac retail lot for sale. This lot has superior ingress/egress as it is located at a signalized intersection at E 10th Street (Highway 62) and Vissing Park Road. This lot is zoned C-2.

BUILDING SF	N/A
LAND AC	1.2 AC
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	23,105 VPD

SIGNAGE TYPE	N/A
1-MILE POP.	9,967
3-MILE POP.	44,838
MED. INCOME 1-Mile	\$73,897
SPACE USE	Commercial



JEFF SCHEIDEGGER Account Contact

+1 314 384 8662 Jeff.schiedegger@cushwake.com

TIM DOUGHERTY VICE PRESIDENT (502) 550-5943 TDOUGHERTY@FORMGCO.COM STEVEN SHAFFER PRINCIPAL BROKER (502) 338-4216 SSHAFFER@FORMGCO.COM

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FOR SALE

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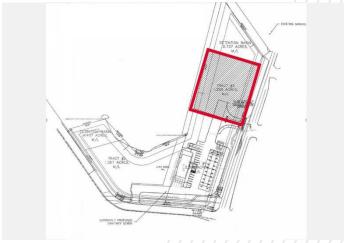
LOCATION DESCRIPTION

The property is located off of Highway 62 (E 10th Street) in Jeffersonville. This is an active and growing commercial area in Jeffersonville. The property sits just south of River Ridge Commerce Center, a new Kroger Center and I-265. The area provides significant number of restaurants, shopping and a growing residential base.



LEGAL INFORMATION

TAX PARCEL ID	10-19-02-200-815.000-009
2020 RE TAXES	\$24,570
ZONING	C-2



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Form G Commercial Advisors, LLC. Contact information is below:

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