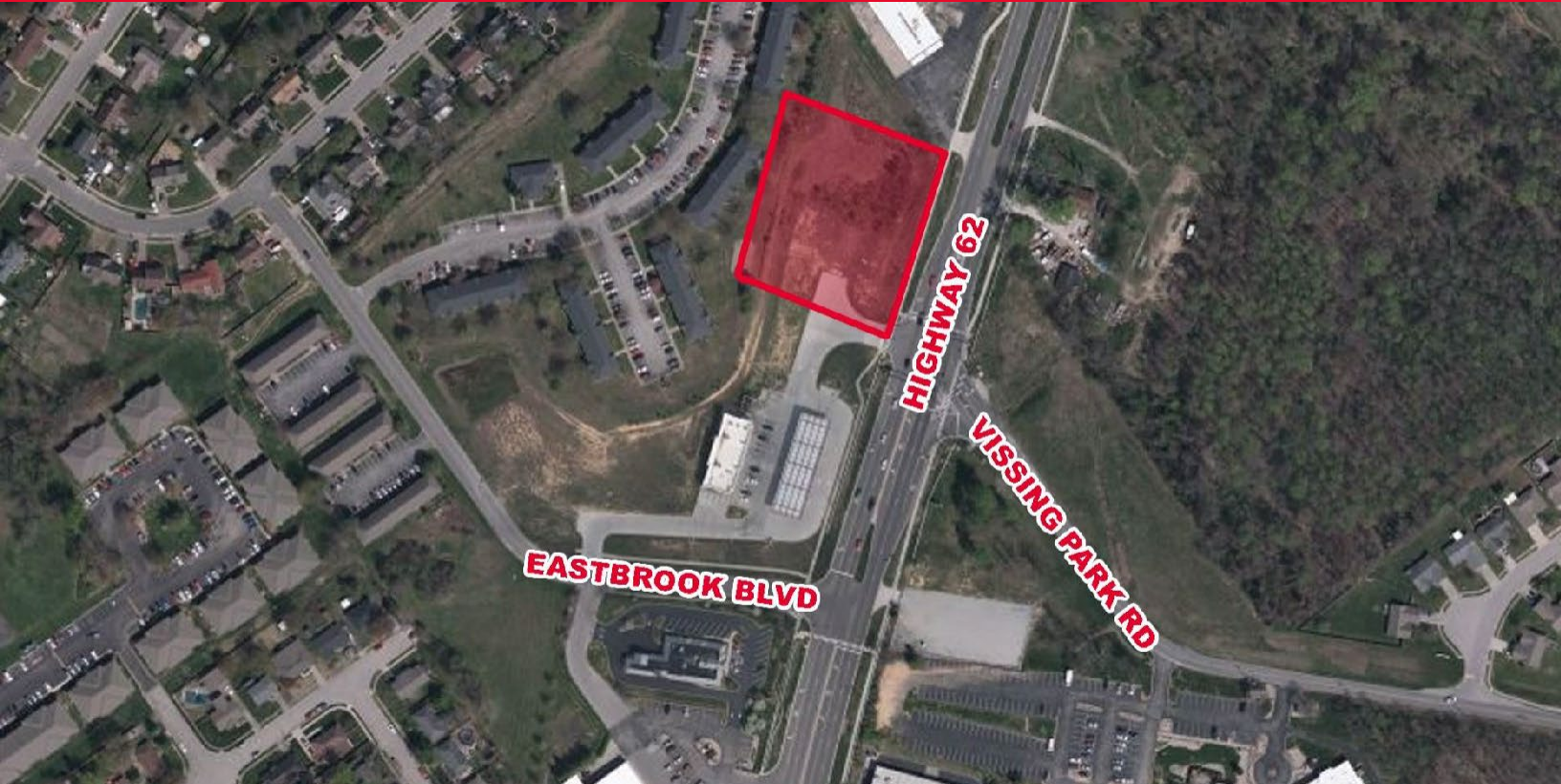


**FOR SALE**

**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 10<sup>th</sup> Street (Highway 62) and Vissing Park Road. This lot is zoned C-2.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	N/A
<b>LAND AC</b>	1.2 AC	<b>1-MILE POP.</b>	9,967
<b>YEAR BUILT</b>	N/A	<b>3-MILE POP.</b>	44,838
<b>PARKING</b>	N/A	<b>MED. INCOME 1-Mile</b>	\$73,897
<b>TRAFFIC COUNTS</b>	23,105 VPD	<b>SPACE USE</b>	Commercial



**JEFF SCHEIDEGGER**  
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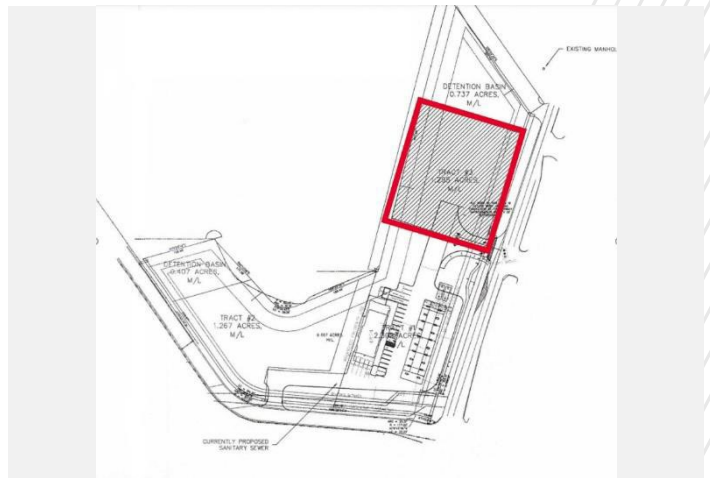
**LOCATION DESCRIPTION**

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**

<b>TAX PARCEL ID</b>	10-19-02-200-815.000-009
<b>2020 RE TAXES</b>	\$24,570
<b>ZONING</b>	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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