

FOR LEASE
2,125 SF



107 JEANNIE DRIVE
SHELBYVILLE, KENTUCKY

BURKS PLAZA SHOPPING CENTER

PROPERTY HIGHLIGHTS

This WalMart-anchored center located near the intersection of Taylorsville Road and Midland Trail has great visibility. The available end-cap space has 25' of frontage. The large well-maintained parking lot affords an abundance of front door parking.

Available Suite:	Suite 107, End-Cap
Space Available:	2,125 sf
Parking:	Front door surface parking lot
Approx Space Dimensions:	85' long x 25' wide
Center Tenants:	WalMart Dollar Tree Commonwealth Credit Union AutoZone Wendy's
Highway Access:	I-64 - 1.3 mi.



BURKS PLAZA
East View



BURKS PLAZA
North View

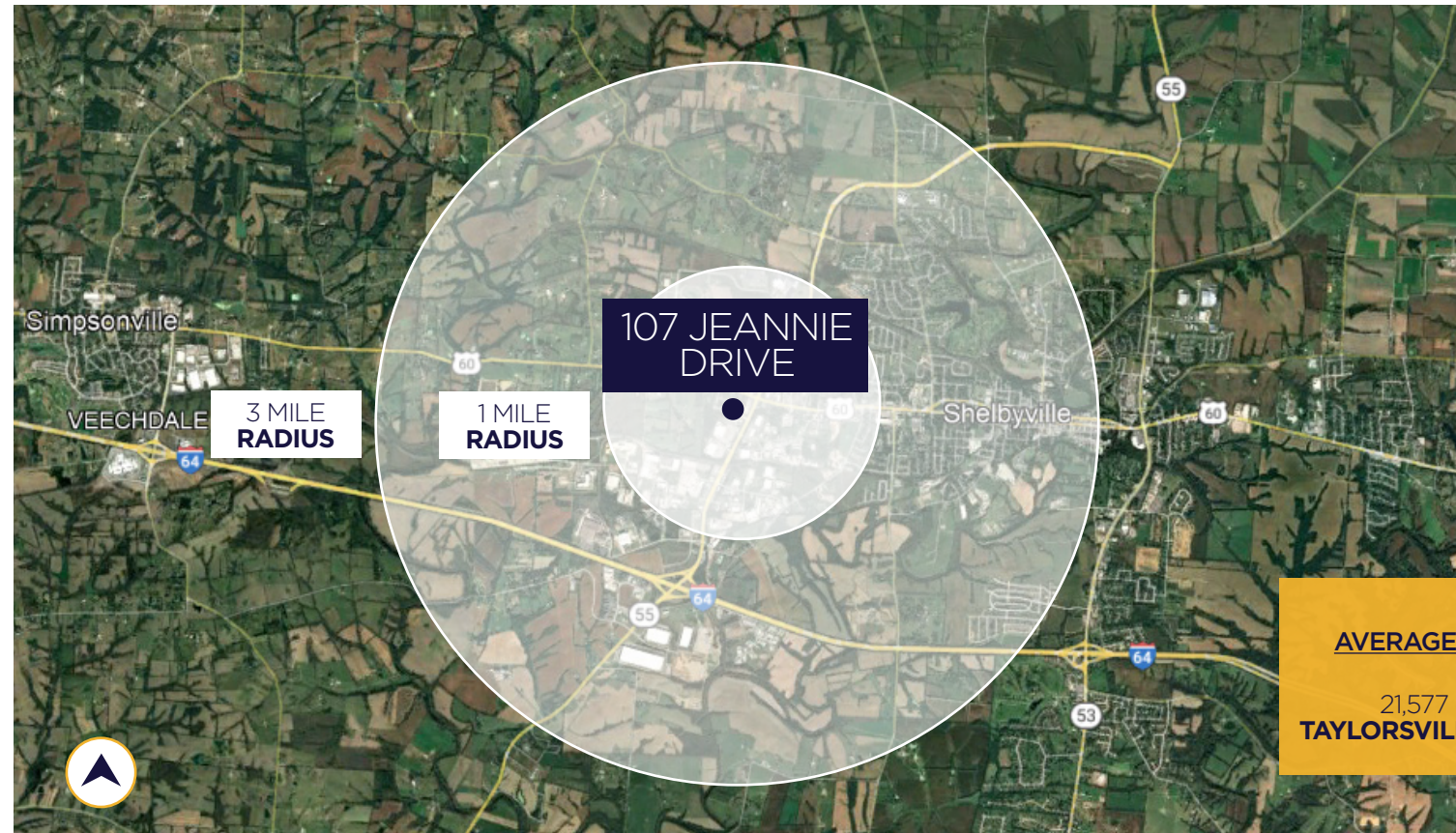


PRIME
END-CAP SPACE

STRONG AREA GROWTH

Shelbyville is experiencing high job growth. Over 10,000 new employees coming to Shelbyville to fill these new jobs. Canadian Solar, a global renewable energy firm, is currently building the largest economic development project in Shelby County history. This \$712M battery plant is expected to hire 1,600 employees within its first three years. This new factory is located approximately 2 mi. from Burks Plaza.

	3,663 POPULATION <i>Within 1 Mile</i>	17,221 POPULATION <i>Within 3 Miles</i>	30,218 POPULATION <i>Within 5 Miles</i>
	\$73,129 AVG. INCOME <i>Within 1 Mile</i>	\$84,443 AVG. INCOME <i>Within 3 Miles</i>	\$87,699 AVG. INCOME <i>Within 5 Miles</i>
	2,150 TOTAL EMPLOYEES <i>Within 1 Mile</i>	6,794 TOTAL EMPLOYEES <i>Within 3 Miles</i>	12,459 TOTAL EMPLOYEES <i>Within 5 Miles</i>



AVERAGE DAILY TRAFFIC COUNTS	
21,577 TAYLORSVILLE RD	22,500 MIDLAND TRAIL



- | | | |
|------------------------------|---------------|------------------|
| 1. Big O Tires | 7. Wendy's | 13. Best Western |
| 2. Walgreens | 8. Walmart | 14. EconoLodge |
| 3. CVS | 9. Murphy Oil | 15. Red Roof Inn |
| 4. Planet Fitness | 10. Lowe's | 16. McDonald's |
| 5. UofL Health - Shelbyville | 11. Valero | |
| 6. AutoZone | 12. Arby's | |

AREA AMENITIES

CONTACT INFORMATION

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