



**FOR SALE**

**3211 E. 10<sup>th</sup> STREET  
JEFFERSONVILLE, IN 47130**



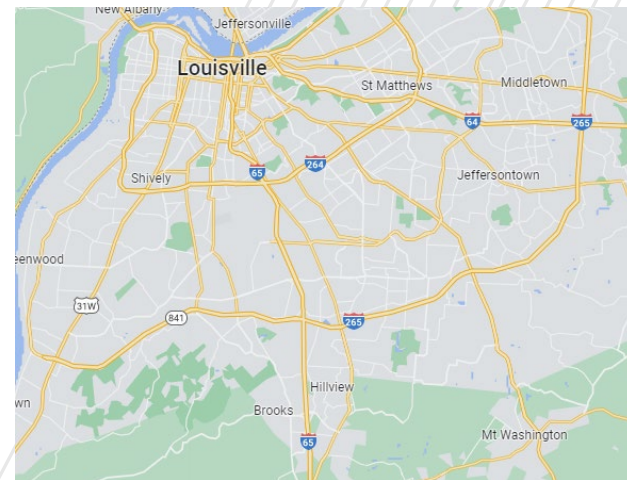
**3211 E. 10<sup>th</sup> Street Lot A**

**PROPERTY HIGHLIGHTS**

Form G Commercial Advisors, LLC is pleased to offer this approximately .90 Acre commercial development lot located at the signalized corner of E. 10<sup>th</sup> Street and Eastbrook Blvd.

|                       |            |
|-----------------------|------------|
| <b>BUILDING SF</b>    | N/A        |
| <b>LAND AC</b>        | 0.93 AC    |
| <b>YEAR BUILT</b>     | N/A        |
| <b>PARKING</b>        | N/A        |
| <b>TRAFFIC COUNTS</b> | 23,105 ADT |

|                     |            |
|---------------------|------------|
| <b>SIGNAGE TYPE</b> | N/A        |
| <b>1-MILE POP.</b>  | 9,225      |
| <b>3-MILE POP.</b>  | 54,080     |
| <b>MED. INCOME</b>  | \$54,065   |
| <b>SPACE USE</b>    | Commercial |



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**FOR SALE**  
**6517 PRESTON HWY**  
**LOUISVILLE, KY 40219**

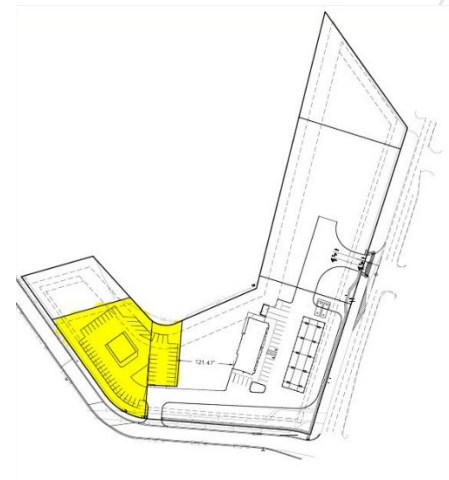
**LOCATION DESCRIPTION**

This development land is ideally positioned in the high growth retail corridor of 10<sup>th</sup> Street in Jeffersonville, IN. Positioned one stoplight from this trade area’s anchor in Kroger Marketplace, this pad ready development site with dedicated access is minor platted and ready for construction.



**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 for 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 Exclusive Agent, Form G Commercial Advisors, LLC. Contact information is below:

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