

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.

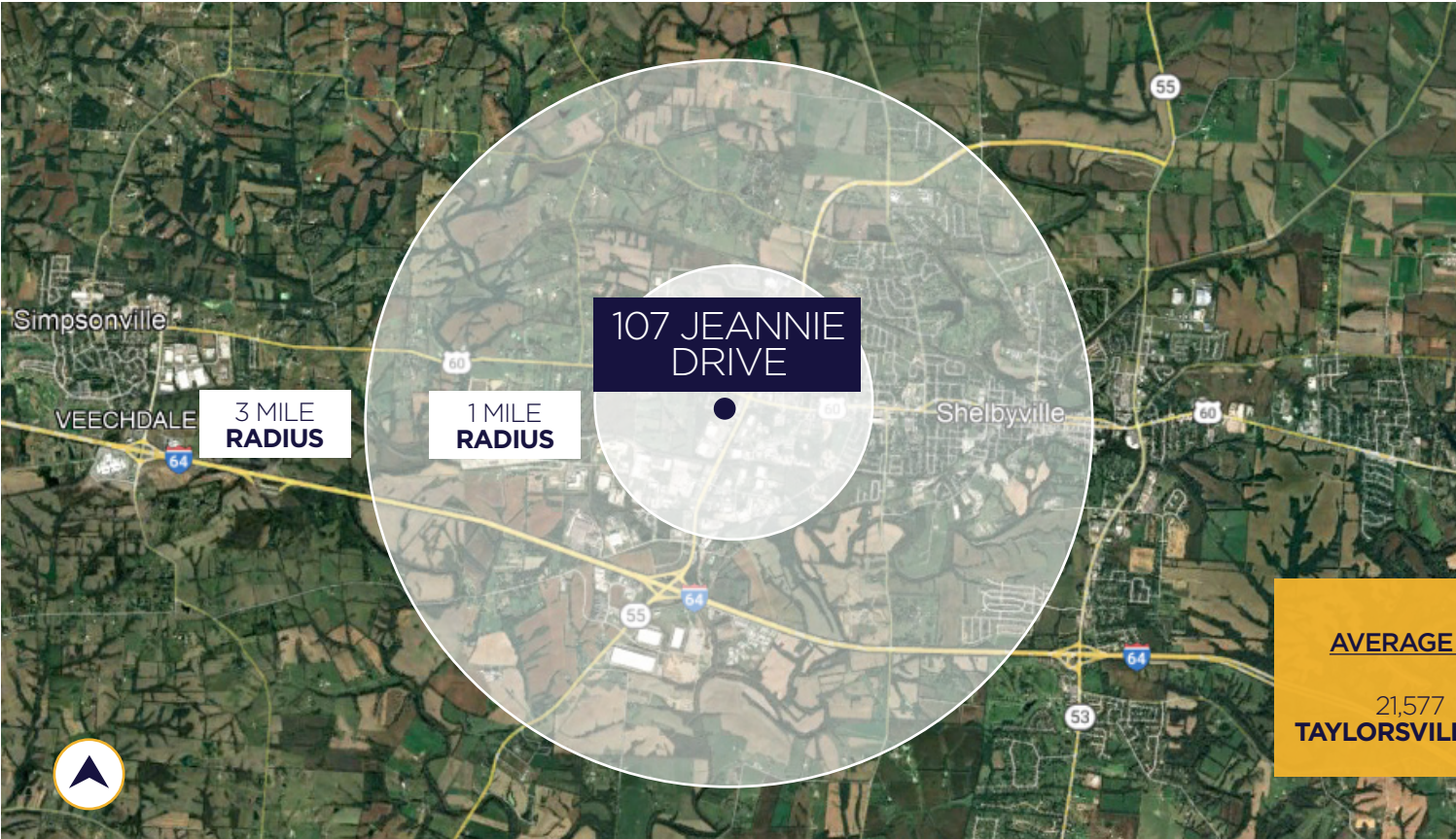
Available Suite:	Suite 107, End-Cap
Space Available:	2,125 sf
Parking:	Front door surface parking lot
Approx Space Dimensions:	85' long x 25' wide
Center Tenants:	WalMart Dollar Tree Commonwealth Credit Union AutoZone Wendy's
Highway Access:	I-64 - 1.3 mi.



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.



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

	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>



1. Big O Tires

2. Walgreens

3. CVS

4. Planet Fitness

5. UofL Health - Shelbyville

6. AutoZone
7. Wendy's

8. Walmart

9. Murphy Oil

10. Lowe's

11. Valero

12. Arby's
13. Best Western

14. EconoLodge

15. Red Roof Inn

16. McDonald's

AREA AMENITIES

CONTACT INFORMATION

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