

+/- 5.0 ACRES FOR SALE

1701 VETERANS PARKWAY
JEFERSONVILLE, IN 47130

\$2,000,000



**WHAT'S
NEXT
IN RETAIL**






1701 VETERANS PARKWAY

JEFFERSONVILLE, IN 47130

- Fantastic 5 acres of 2nd tier property located in growing market
- Property is subdivided and ready for development
- **Fuel and C-Store uses are strictly prohibited**
- Zoned C2 - Jeffersonville Zoning Jurisdiction

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	4,546	\$78,176	4,300
3 Miles	56,221	\$68,763	26,982
5 Miles	127,560	\$72,969	72,968



1-Mile

65

265

Progress Way

Broadway St

Veterans Pkwy

Charlestown Pike

Holman Ln

Site is located .61 miles from I-65



Joey Mikes
Cheddar's
Walmart
sam's club
Taco Bell
Chuy's
McAlister's Deli
QDOBA

LOWE'S
Chick-fil-A
Wawa

MENARDS
Culver's
Drake's
Heine Bros Coffee
Bubba's 33
TJ Maxx
Rapid Fire
Mike's Car Wash
Sherwin-Williams

Dutch Bros
Jack in the Box
Valvoline

FURNITURE ROW

31

CIRCLE K

SUBWAY

DOLLAR GENERAL

PNC

Jeffersonville Town Center

DICK'S SPORTING GOODS	HOBBY LOBBY	Burlington
TJ-MAXX	HomeGoods	Academy Sports & Outdoors
McDonald's	ULTA Beauty	SIERRA TRADING POST
petco	SHOE CARNIVAL	five BELOW
carter's	GREEN DISTRICT	
FIVE GUYS	BOOMBOZZ	tropical CAFE
SLEEP OUTLETTERS	LENSCRAFTERS	

Louisville, KY is located 5 miles to the south

C2 District (Commercial - Large Scale)

3.6 C2 District Intent, Permitted Uses, and Special Exception Uses



District Intent

The "C2" (Commercial - Large Scale) District is intended to provide a land use category for most large scale general business uses. This district can be used adjacent to all other commercial, industrial, and multi-family residential districts. Adequate buffering should be provided where located adjacent to any single family residential district.

Uses within the C2 district also include some multi-family uses that may be used to create mixed use commercial and residential districts within the city and/or help rejuvenate aging commercial corridors.

The Plan Commission and Board of Zoning Appeals should not encourage "strip development," rather development in clusters that share resources and minimize the cost of public utilities and services. The Plan Commission and Board of Zoning Appeals should also strive to minimize lighting, un-landscaped large parking lots, parking lots fronting major streets, and traffic conflicts in the C2 District.

Permitted Uses

Commercial: Auto & Vehicle

- auto accessory installation
- auto repair, minor¹
- auto parts sales

Commercial: Food Sales/Service

- butcher shop/meat market
- convenience store without gas pumps
- drive thru/drive in restaurant
- food service: small scale¹
- food service: small scale (w/drive thru)
- food/farmers market (food hall)
- grocery store
- microbrew/distillery (ltd production)²
- restaurant/pub

Permitted Uses

Commercial: General

- artisan studio/artisan center
- barber/hair salon/nails/tanning
- bank/credit union/ATM³
- building/landscape/civil contractor⁴
- coin laundry
- child care center/day care
- clothing alterations/shoe repair
- dry cleaning service
- health spa
- hotel or motel
- medical/dental/physical therapy/chiropractor office
- pet care/grooming/vet. clinic
- photography studio
- print shop/copy center
- professional office¹
- retail 1,2,3,4 or 5¹
- tattoo studio/piercing shop
- temporary service agency
- veterinarian office/hospital

Commercial: Recreation/Fitness

- banquet hall/event space
- bar/night club/cigar bar⁶
- dance/aerobics/gymnastics/martial arts studio
- fitness center/gym
- fraternal organization/lodge/private club
- indoor entertainment venue^{1,5}
- theater, indoor⁵

Institutional/Public Facilities

- convention/business center
- hospital
- school, higher ed. - single facility
- church/temple/mosque, etc.

Residential Uses

- assisted living facility
- nursing home

Miscellaneous

- accessory uses
- child care/day care: owner occupied

Additional Notes:

1. See definition(s) in Article 12
2. Production area limited to 2,000 square feet
3. With or without drive-thru
4. No outdoor storage
5. Not adult entertainment uses
6. Less than 40% of building and not located on street front.
7. See article 8.12 for additional standards.
8. 200 foot maximum building length for all attached units

Special Exception Uses

Commercial: Auto & Vehicle

- auto body repair shop
- auto repair, major¹
- auto rental
- auto sales (limited or no services)
- auto sales (with showroom and/or full services)
- auto wash
- parking lot, stand alone
- small engine repair

Commercial: Food Sales/Service

- convenience store with gas pumps

Commercial: General

- building/landscape/civil contractor (with outdoor storage)
- funeral home/mortuary
- kennel; commercial
- retail 6¹
- sign fabrication
- storage:indoor⁶

Commercial: Recreation/Fitness

- marina
- outdoor entertainment venue^{1,5}
- theater, outdoor

Communications/Utilities

- public well
- radio/TV station
- telecommunication facility

Institutional/public facilities

- substance abuse treatment - outpatient (counseling only)⁷
- government offices
- library
- post office

Residential uses

- co-housing community
- dwelling: duplex
- dwelling: multi-family 3-4 units
- dwelling: multi-family 5-6 units
- dwelling: multi-family 7-12 units
- dwelling: multi-family > 12 units
- dwelling: single-family
- dwelling: single family attached⁸
- Senior living/retirement community