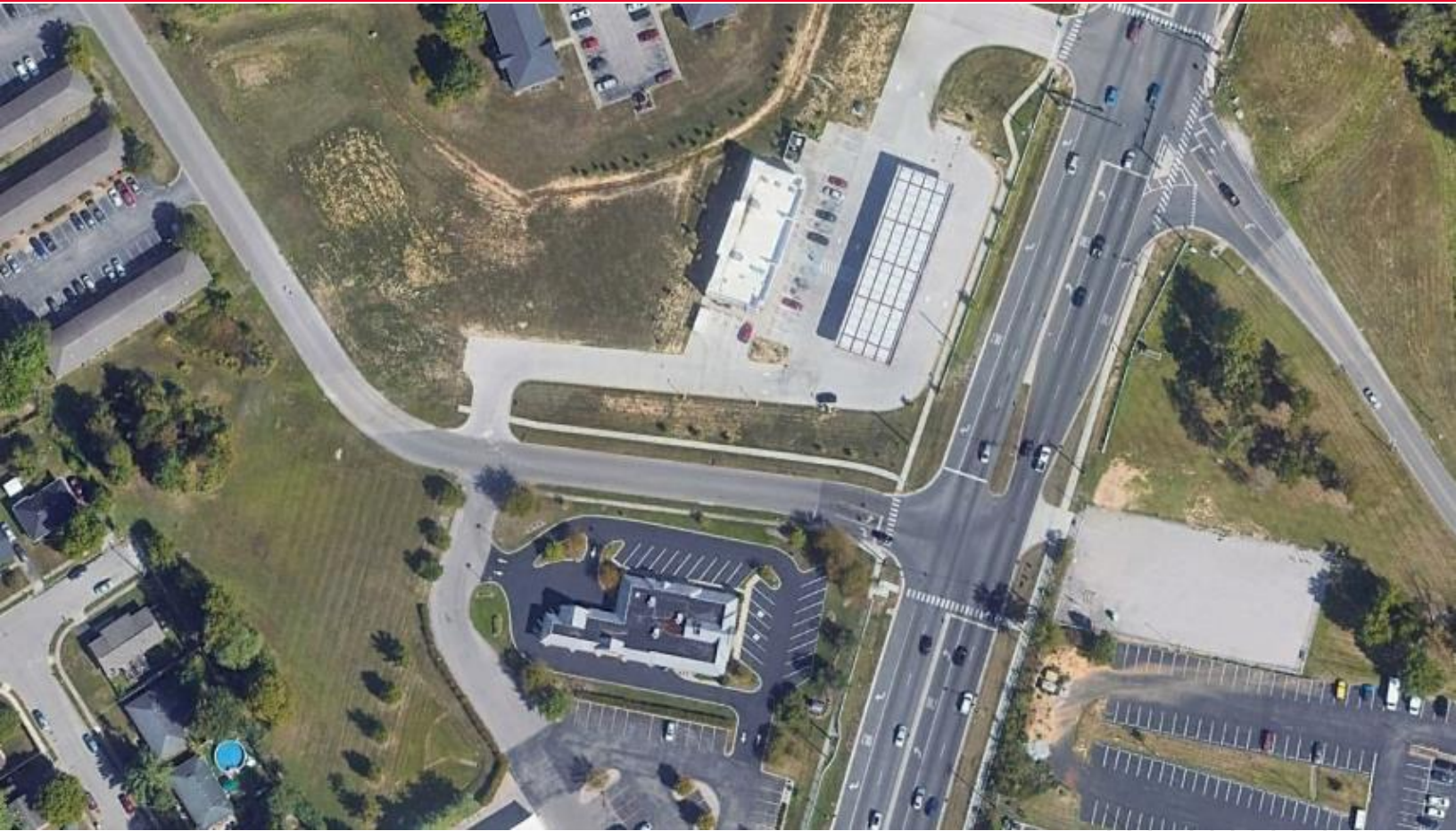


## FOR SALE

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

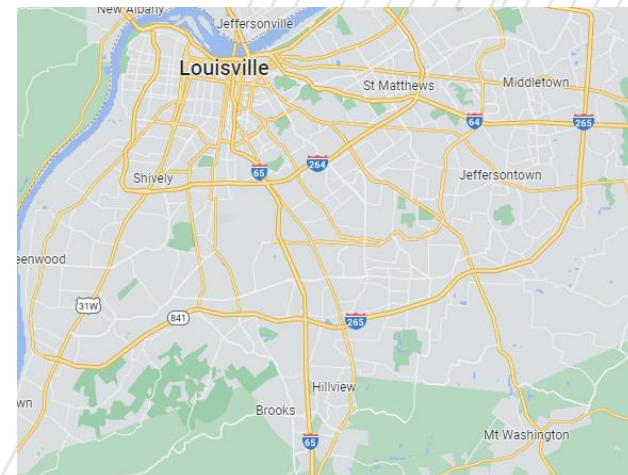


### PROPERTY HIGHLIGHTS

Advantage Commercial Real Estate is pleased to offer for sale a .93 Acre tract of commercial development land 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>	24,210 ADT

<b>SIGNAGE TYPE</b>	N/A
<b>1-MILE POP.</b>	9,585
<b>3-MILE POP.</b>	54,960
<b>MED. INCOME</b>	\$70,721
<b>SPACE USE</b>	Commercial



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## FOR SALE

# 3211 E. 10<sup>TH</sup> STREET LOT A JEFFERSONVILLE, IN 47130

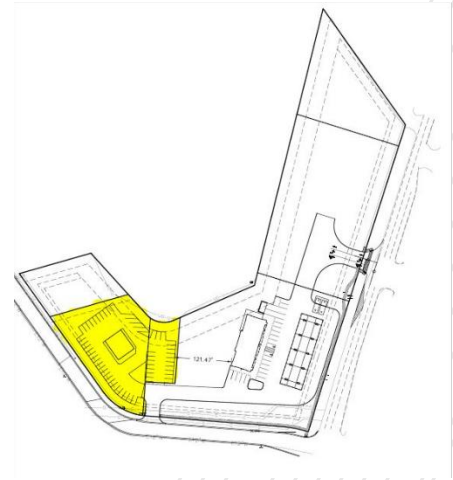
### LOCATION DESCRIPTION

This development land is ideally positioned in the high growth retail corridor of 10<sup>th</sup> Street in Jeffersonville, IN. Located one stoplight South from area anchor, Kroger Marketplace. Pad ready lot is a well priced for this growing area at \$405,000. Lot offering features access to sewers, utilities, as well as other development improvements.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	10-19-02-200-815.000-009
<b>2024 RE TAXES</b>	TBD
<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, Advantage Commercial Real Estate. Contact information is below:

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