

# Silver Run Shopping Center

2878  
New Albany, IN 47150



**Mark Robbins**

Principal

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## ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

# THE SPACE

Location	2878, New Albany, IN, 47150
COUNTY	Floyd
APN	22-05-06-300-572/000-008
Cross Street	Mt. Tabor Road
Traffic Count	14,000
Square Feet	1500
Lease Type	NNN
Floor	1

**Notes** Formerly leased by SuperCuts

## HIGHLIGHTS

- Signalized Entrance
- Excellent Visibility
- Kroger Marketplace Shadow Anchored Center
- 1,500 SF available for lease



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,704	64,318	143,112



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$58,446	\$58,400	\$58,673



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,306	27,192	60,895

PROPERTY FEATURES

CURRENT OCCUPANCY	87.00 %
TOTAL TENANTS	6
GLA (SF)	11,520
LAND SF	106,286
LAND ACRES	2.44
YEAR BUILT	2002
ZONING TYPE	PUDD, Commerical
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	74
PARKING RATIO	6.50 space to 1,000 SF
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Commerical
SOUTH	Commerical, Residential
EAST	Commerical
WEST	Residential

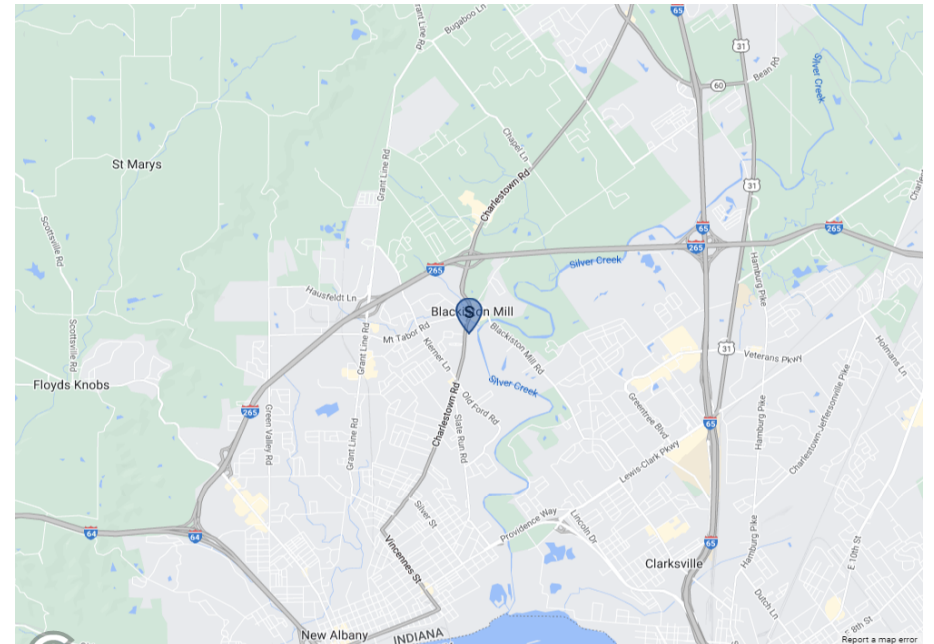
# Silver Run

- Excellent Visibility  
Signature at top of pylon  
Next to Kroger Marketplace  
Signalized entrance  
Ample parking

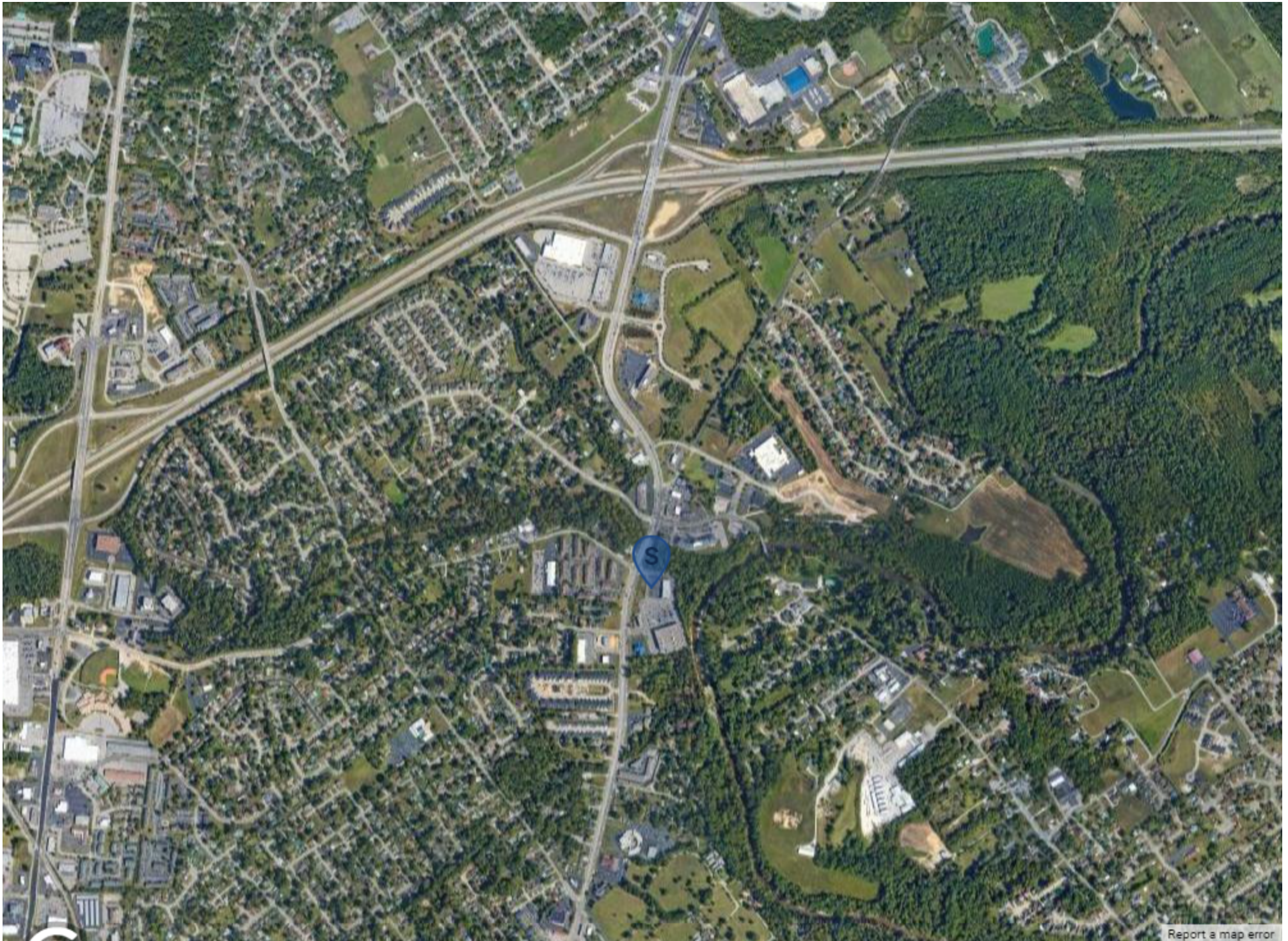
Locator Map



Regional Map



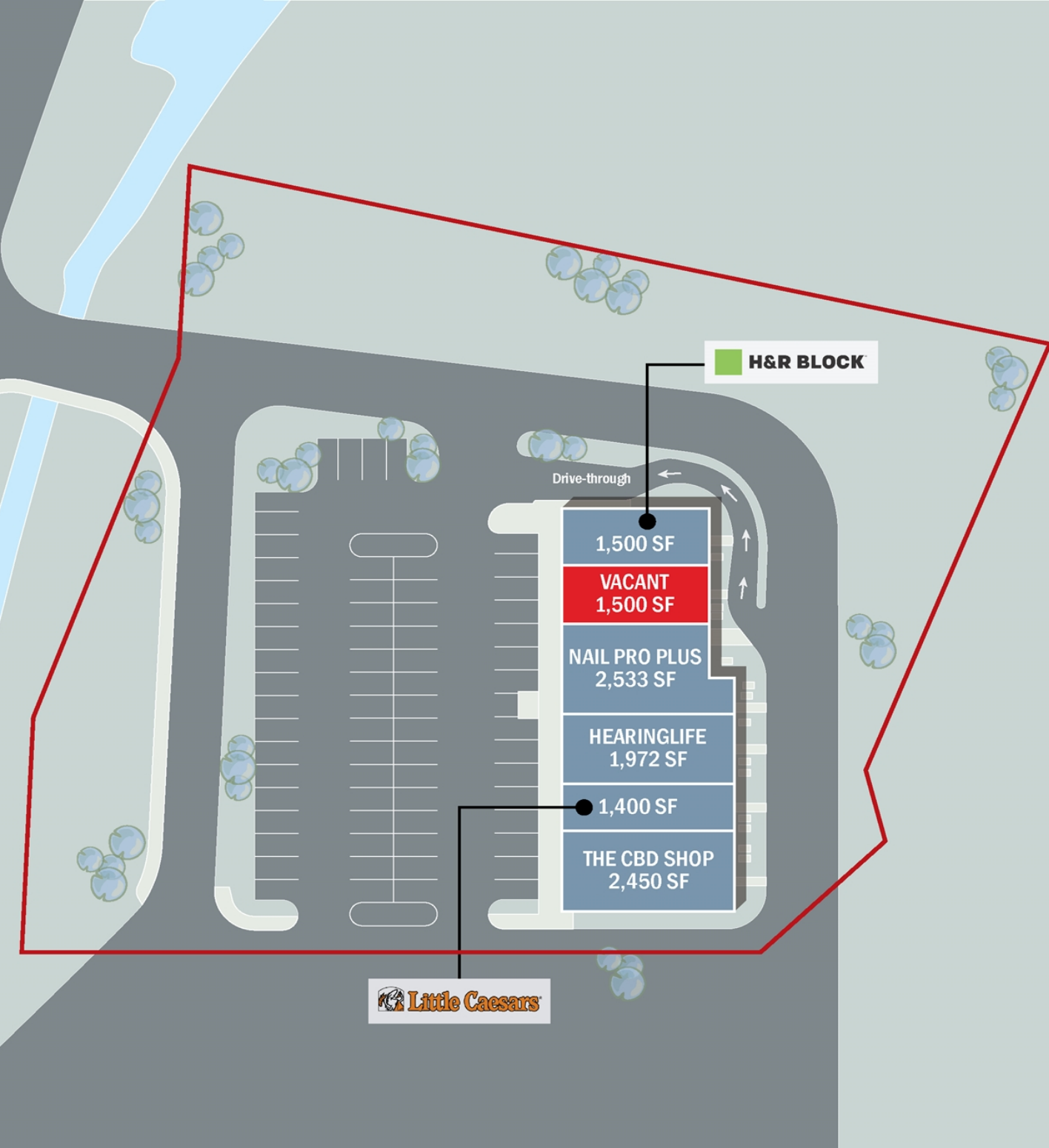




[Report a map error](#)



CHARLESTOWN RD



 **H&R BLOCK**

Drive-through

1,500 SF

**VACANT**  
1,500 SF

NAIL PRO PLUS  
2,533 SF

HEARINGLIFE  
1,972 SF

1,400 SF

THE CBD SHOP  
2,450 SF

 **Little Caesars**



















Southern Indiana  
Rehabilitation Hospital

U.S. Social Security  
Administration

Car Wash

Subject  
Property



Charlestown Rd



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,135	70,427	149,971
2010 Population	7,548	64,823	145,450
2022 Population	7,704	64,318	143,112
2027 Population	7,875	65,074	145,193
2022 African American	993	23,379	55,420
2022 American Indian	44	278	646
2022 Asian	39	330	1,228
2022 Hispanic	401	2,361	7,058
2022 Other Race	198	1,223	3,721
2022 White	5,746	34,819	72,798
2022 Multiracial	682	4,275	9,248
2022-2027: Population: Growth Rate	2.20 %	1.15 %	1.45 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	649	4,794	11,766
\$15,000-\$24,999	470	3,575	8,018
\$25,000-\$34,999	384	2,872	7,314
\$35,000-\$49,999	438	3,996	8,368
\$50,000-\$74,999	689	5,434	10,717
\$75,000-\$99,999	318	2,961	6,071
\$100,000-\$149,999	206	2,253	5,401
\$150,000-\$199,999	46	918	2,058
\$200,000 or greater	106	382	1,172
Median HH Income	\$39,121	\$42,632	\$39,885
Average HH Income	\$58,446	\$58,400	\$58,673

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,748	31,099	68,025
2010 Total Households	3,113	26,639	60,590
2022 Total Households	3,306	27,192	60,895
2027 Total Households	3,397	27,591	62,044
2022 Average Household Size	2.19	2.32	2.25
2000 Owner Occupied Housing	1,609	16,624	32,587
2000 Renter Occupied Housing	1,770	11,590	29,033
2022 Owner Occupied Housing	1,468	14,413	30,020
2022 Renter Occupied Housing	1,838	12,779	30,875
2022 Vacant Housing	604	4,180	9,960
2022 Total Housing	3,910	31,372	70,855
2027 Owner Occupied Housing	1,562	14,846	30,839
2027 Renter Occupied Housing	1,836	12,745	31,206
2027 Vacant Housing	583	4,448	10,746
2027 Total Housing	3,980	32,039	72,790
2022-2027: Households: Growth Rate	2.70 %	1.45 %	1.85 %

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	549	4,212	9,894
2022 Population Age 35-39	546	4,012	8,902
2022 Population Age 40-44	462	3,887	8,482
2022 Population Age 45-49	427	3,632	8,113
2022 Population Age 50-54	478	3,777	8,537
2022 Population Age 55-59	522	4,192	9,661
2022 Population Age 60-64	518	4,562	9,891
2022 Population Age 65-69	407	3,748	8,319
2022 Population Age 70-74	323	2,972	6,525
2022 Population Age 75-79	210	1,987	4,491
2022 Population Age 80-84	133	1,327	3,091
2022 Population Age 85+	205	1,465	3,483
2022 Population Age 18+	6,061	49,911	112,596
2022 Median Age	39	39	40

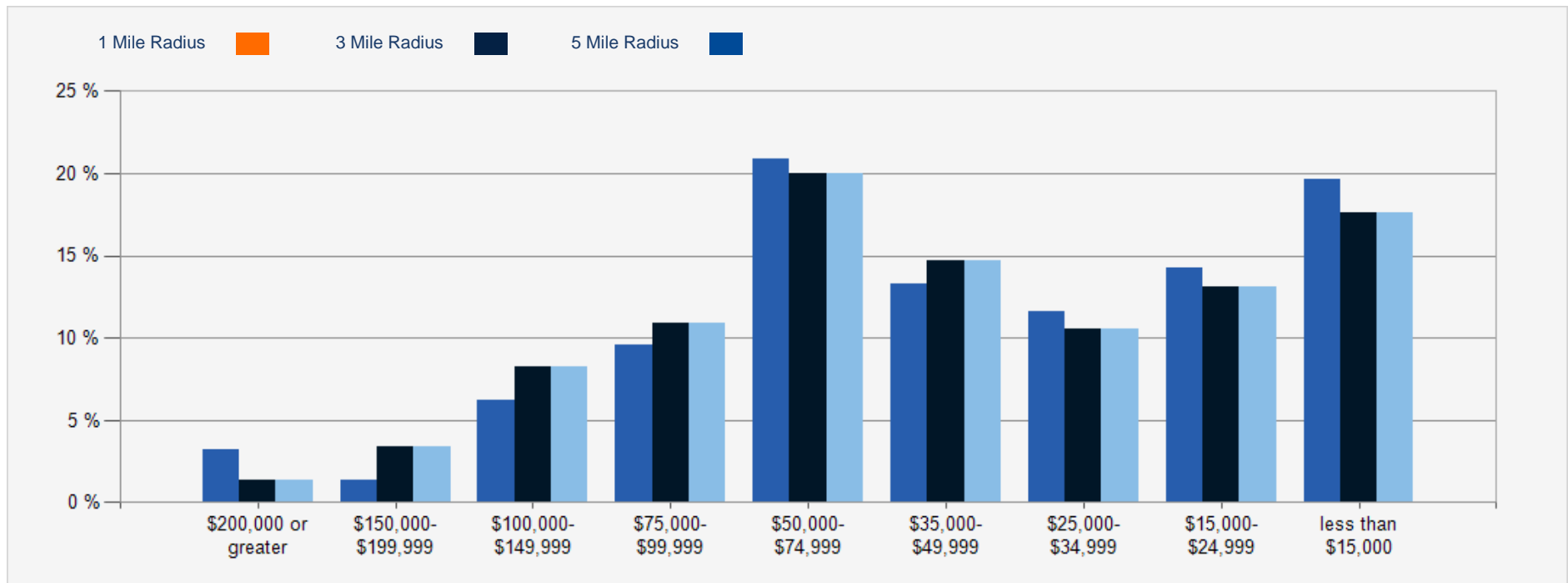
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,043	\$50,808	\$47,688
Average Household Income 25-34	\$63,293	\$63,857	\$63,001
Median Household Income 35-44	\$50,000	\$52,609	\$51,631
Average Household Income 35-44	\$68,343	\$67,298	\$68,052
Median Household Income 45-54	\$48,238	\$52,069	\$50,533
Average Household Income 45-54	\$67,816	\$65,850	\$68,184
Median Household Income 55-64	\$38,891	\$43,936	\$41,243
Average Household Income 55-64	\$55,881	\$59,034	\$60,718
Median Household Income 65-74	\$33,869	\$37,985	\$35,660
Average Household Income 65-74	\$49,842	\$52,088	\$52,047
Average Household Income 75+	\$46,391	\$43,253	\$41,757

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	511	4,343	9,937
2027 Population Age 35-39	509	4,077	9,550
2027 Population Age 40-44	526	4,012	8,882
2027 Population Age 45-49	465	3,975	8,744
2027 Population Age 50-54	420	3,642	8,244
2027 Population Age 55-59	474	3,778	8,653
2027 Population Age 60-64	501	4,015	9,059
2027 Population Age 65-69	485	4,158	9,054
2027 Population Age 70-74	366	3,366	7,392
2027 Population Age 75-79	274	2,474	5,569
2027 Population Age 80-84	177	1,596	3,711
2027 Population Age 85+	200	1,490	3,632
2027 Population Age 18+	6,191	50,502	114,357
2027 Median Age	40	40	40

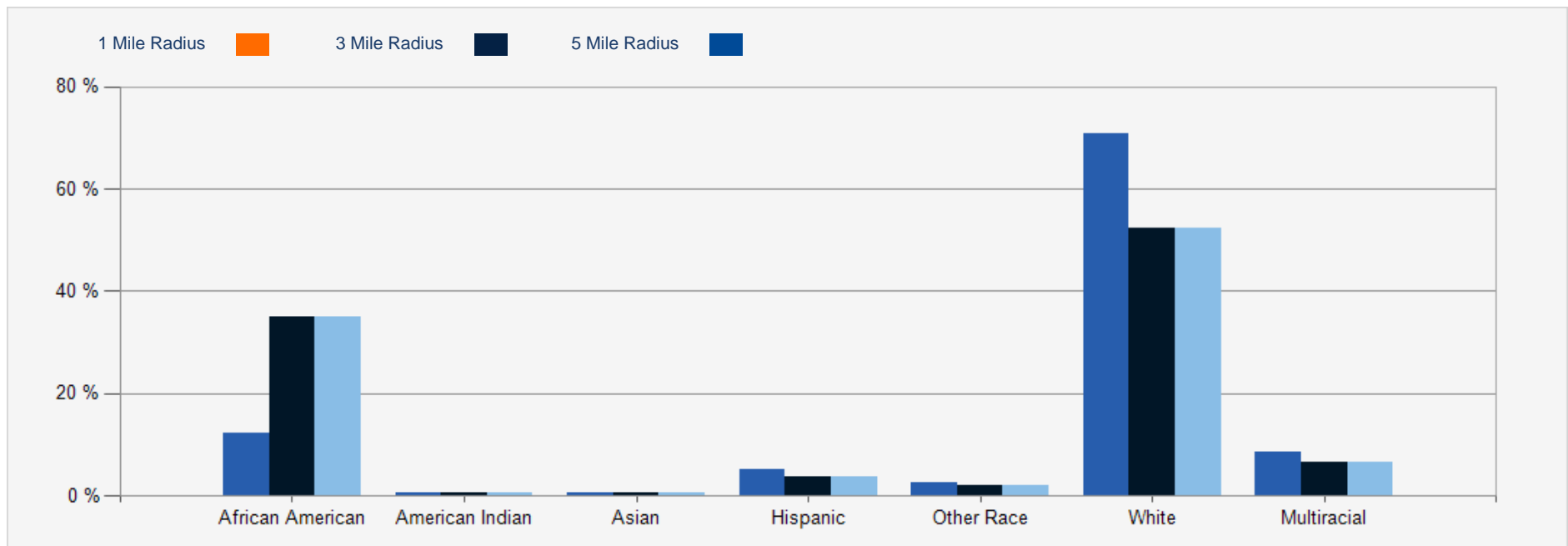
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,940	\$58,635	\$56,251
Average Household Income 25-34	\$76,862	\$77,380	\$75,073
Median Household Income 35-44	\$56,623	\$61,459	\$61,005
Average Household Income 35-44	\$82,973	\$82,612	\$83,132
Median Household Income 45-54	\$57,625	\$59,996	\$58,188
Average Household Income 45-54	\$85,873	\$80,929	\$81,638
Median Household Income 55-64	\$50,544	\$53,242	\$51,510
Average Household Income 55-64	\$69,261	\$72,856	\$73,935
Median Household Income 65-74	\$38,962	\$42,134	\$39,931
Average Household Income 65-74	\$61,260	\$61,868	\$61,976
Average Household Income 75+	\$58,516	\$53,292	\$52,233



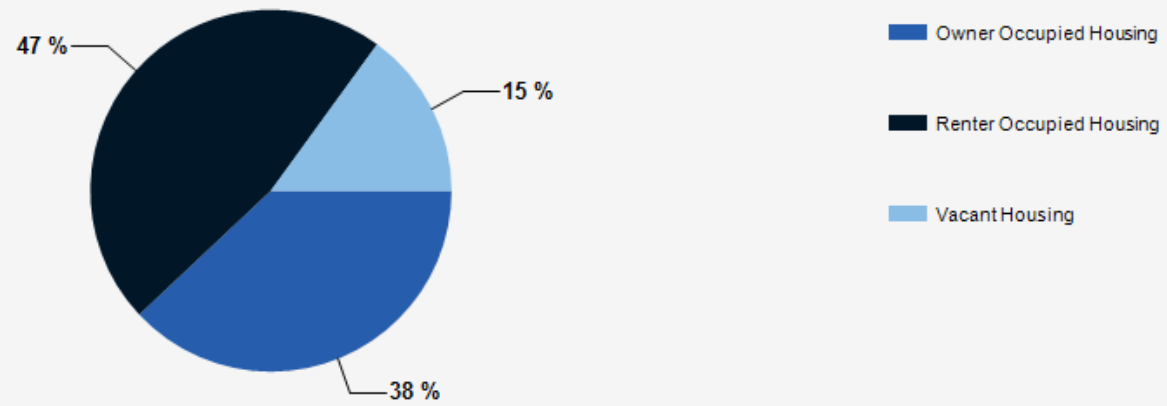
## 2022 Household Income



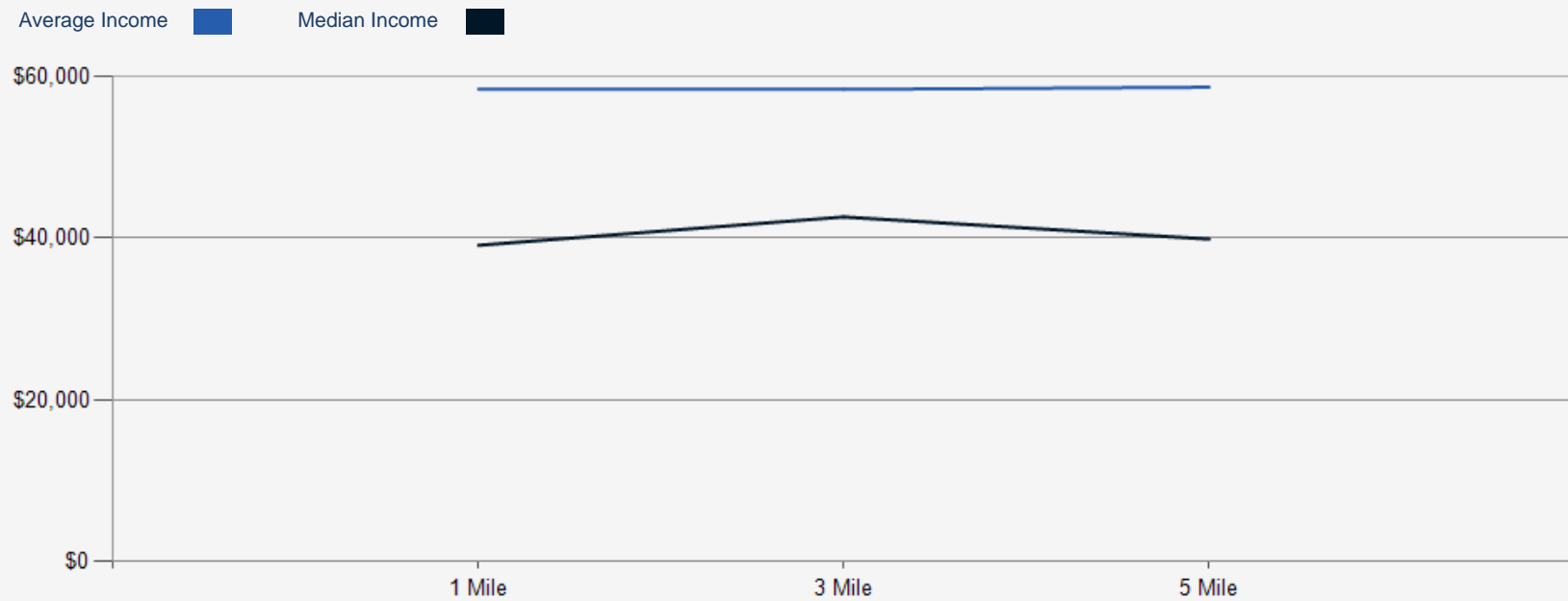
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



# Silver Run Shopping Center

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*Exclusively Marketed by:*

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