



# SHELBYVILLE SHOPPING CENTER

748 S HARRISON ST.  
SHELBYVILLE, IN



**748 S Harrison St.**  
Shelbyville, IN

# PROPERTY DESCRIPTION

Discover the perfect business location at Shelbyville Shopping Center, 748 South Harrison Street, Shelbyville, IN, offering a spacious 24,000 square foot retail space all on a single floor. At a competitive rent of \$8 per square foot, net of operating expenses (NNN), this prime spot is ideal for a variety of ventures, from flagship stores to bustling restaurants or fitness centers. Located in a well-established retail hub, it promises high visibility and a steady flow of foot traffic, ensuring your business stands out. Shelbyville's vibrant economy and supportive community make it an ideal setting for growth and success. Seize this exceptional leasing opportunity to position your business for a bright future.

## Property Overview

- Offering 24,000 square feet of retail space on one floor, this property is perfect for a range of businesses
- Priced competitively at \$8/sf NNN, it provides great value in Shelbyville's prime shopping center
- Located at 748 South Harrison Street, it enjoys high visibility and foot traffic in a vibrant community

**James Storey, CCIM**

JDM Partners  
317-519-5178  
james@jdmpartners.com

**Josh Moss**

JDM Partners  
317-413-7292  
josh@jdmpartners.com



**748 S Harrison St.**  
Shelbyville, IN

# OFFERING SUMMARY

---



## **RENT PRICE**

\$8 per sq ft NNN



## **TOTAL SPACE**

24,000 sq. ft.



## **PRIME LOCATION**

Shelbyville Shopping Center

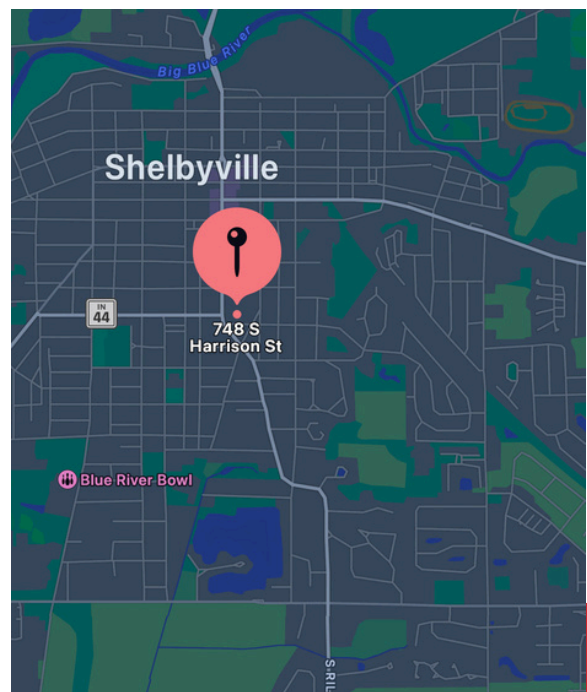
## **SIZE:**

Maximizes operational flexibility and design potential for businesses looking to make a significant impact in the Shelbyville retail scene.

---

## **ACCESS:**

Offers unparalleled visibility and foot traffic, ensuring your business is prominently featured in a key commercial hub of Shelbyville, IN.



**James Storey, CCIM**

JDM Partners

317-519-5178

james@jdmpartners.com

**Josh Moss**

JDM Partners

317-413-7292

josh@jdmpartners.com

**JDM**  
PARTNERS

# BUILDING FEATURES



## **SPACIOUS AND FLEXIBLE RETAIL SPACE:**

The expansive 24,000 square foot layout on a single floor allows for a wide range of business types and setups, from large retail stores to customized restaurant spaces.



## **COMPETITIVE LEASE TERMS:**

With a rent rate of \$8/sf NNN, this listing offers a cost-effective solution for businesses looking to establish or expand their presence in a prime retail location.



## **HIGH-TRAFFIC LOCATION:**

Situated in the Shelbyville Shopping Center at 748 South Harrison Street, the property benefits from high visibility and a steady stream of potential customers, enhancing business exposure and opportunity for growth.

**James Storey, CCIM**

JDM Partners

317-519-5178

[james@jdmpartners.com](mailto:james@jdmpartners.com)

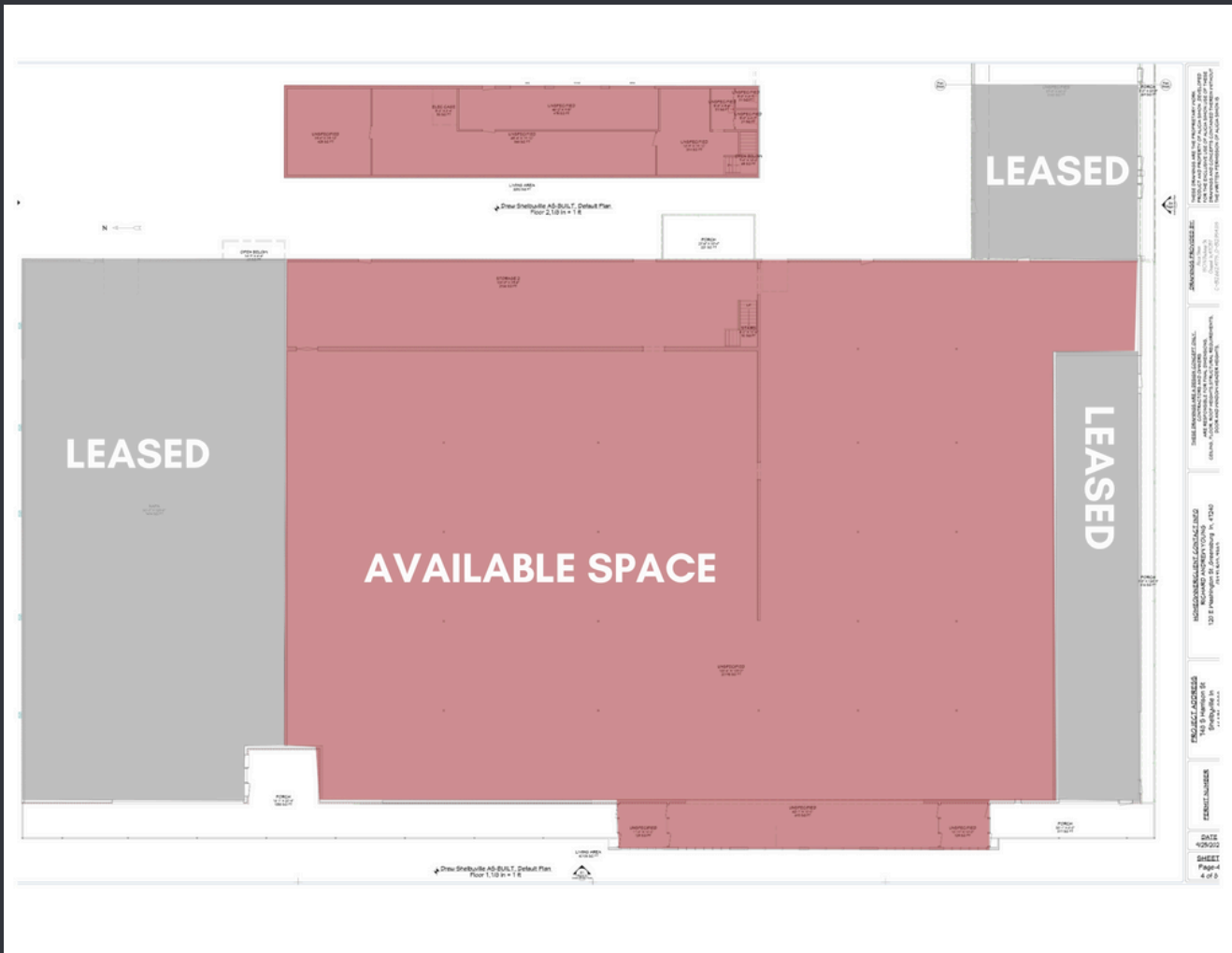
**Josh Moss**

JDM Partners

317-413-7292

[josh@jdmpartners.com](mailto:josh@jdmpartners.com)

# PROPERTY DETAILS



24,000 sq. ft. space offers unparalleled flexibility and visibility within the thriving Shelbyville Shopping Center. Accompanied by competitive lease terms and situated in a high-traffic location, this prime retail canvas awaits your vision. View the attached floor plans to start imagining the potential of your business at 748 South Harrison Street.

**James Storey, CCIM**

JDM Partners  
317-519-5178  
james@jdmpartners.com

**Josh Moss**

JDM Partners  
317-413-7292  
josh@jdmpartners.com



# GET IN TOUCH

Our mission at JDM Partners is to secure advantageous deals for our clients by leveraging data and connections for precise negotiations and outcomes. Going beyond traditional approaches, we offer tailored solutions that align with unique business requirements. Our dedicated team utilizes cutting-edge techniques and a vast client database to craft pathways to success through effective property positioning. With an unwavering commitment to excellence, we redefine the commercial real estate experience, ensuring every listing receives the attention it deserves and amplifying our clients' endeavors in the dynamic real estate landscape. As we look back on our achievements, we eagerly anticipate future endeavors, committed to continuing our legacy of excellence in commercial real estate. We look forward to connecting with you soon.

## ***CONTACT US :***



*317.558.9228*



*www.jdmpartners.com*



*info@jdmpartners.com*



*48 North Emerson Avenue, Suite 300, Greenwood, IN 46143*