



RETAIL | OFFICE | MEDICAL | BUILD TO SUIT | GROUND LEASE

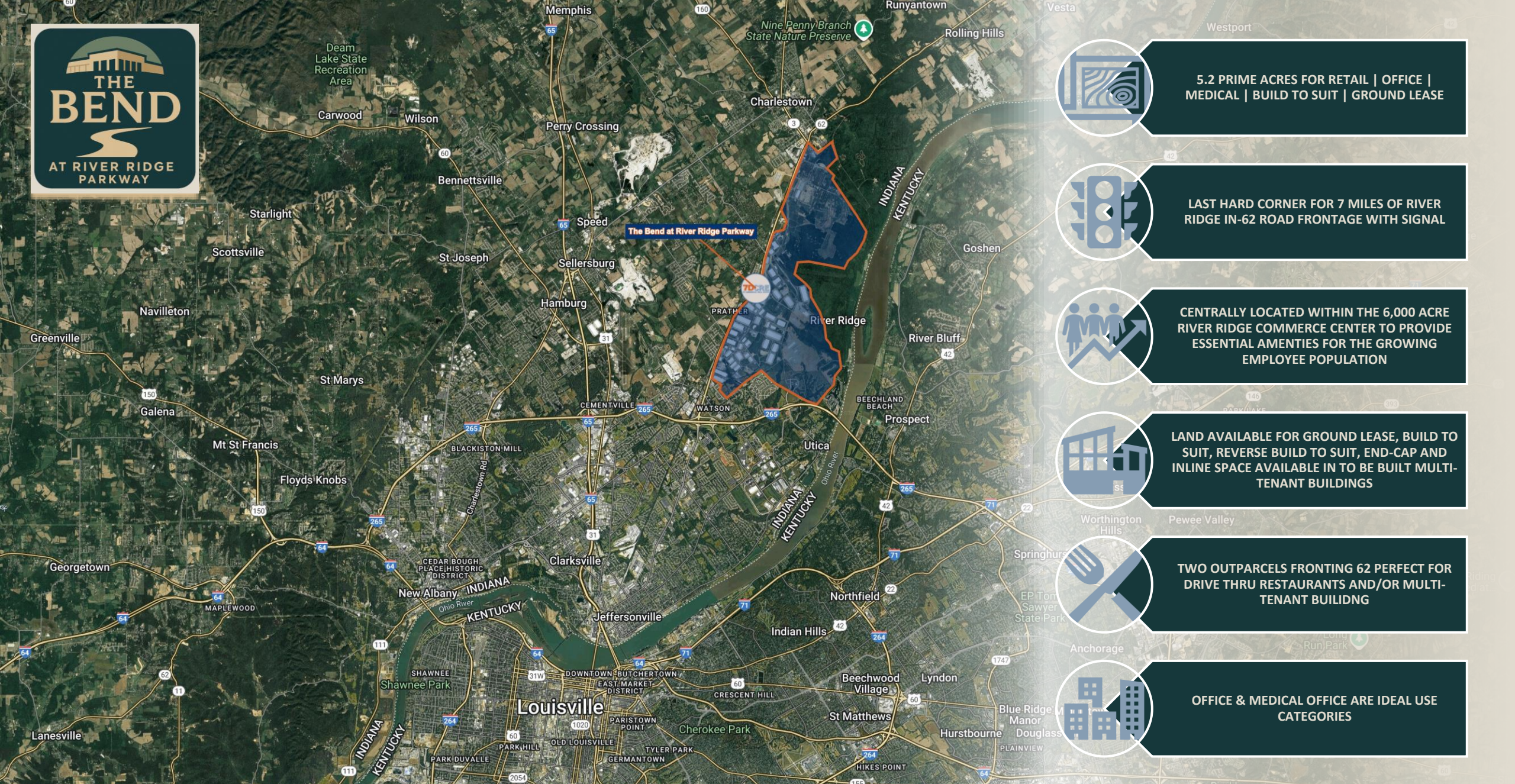
Indiana State Road 62 & River Ridge Parkway

at

**The River Ridge Commerce Center
Jeffersonville, IN**

**RYAN PENNINGTON
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5.2 PRIME ACRES FOR RETAIL | OFFICE | MEDICAL | BUILD TO SUIT | GROUND LEASE



LAST HARD CORNER FOR 7 MILES OF RIVER RIDGE IN-62 ROAD FRONTAGE WITH SIGNAL



CENTRALLY LOCATED WITHIN THE 6,000 ACRE RIVER RIDGE COMMERCE CENTER TO PROVIDE ESSENTIAL AMENITIES FOR THE GROWING EMPLOYEE POPULATION



LAND AVAILABLE FOR GROUND LEASE, BUILD TO SUIT, REVERSE BUILD TO SUIT, END-CAP AND INLINE SPACE AVAILABLE IN TO BE BUILT MULTI-TENANT BUILDINGS



TWO OUTPARCELS FRONTING 62 PERFECT FOR DRIVE THRU RESTAURANTS AND/OR MULTI-TENANT BUILDING



OFFICE & MEDICAL OFFICE ARE IDEAL USE CATEGORIES

River Ridge Commerce Center Facts & Figures

6,000+ acres of master planned development land

2024 private construction investment of \$138M & 3.9M SF

\$3.04 billion in economic output in 2024

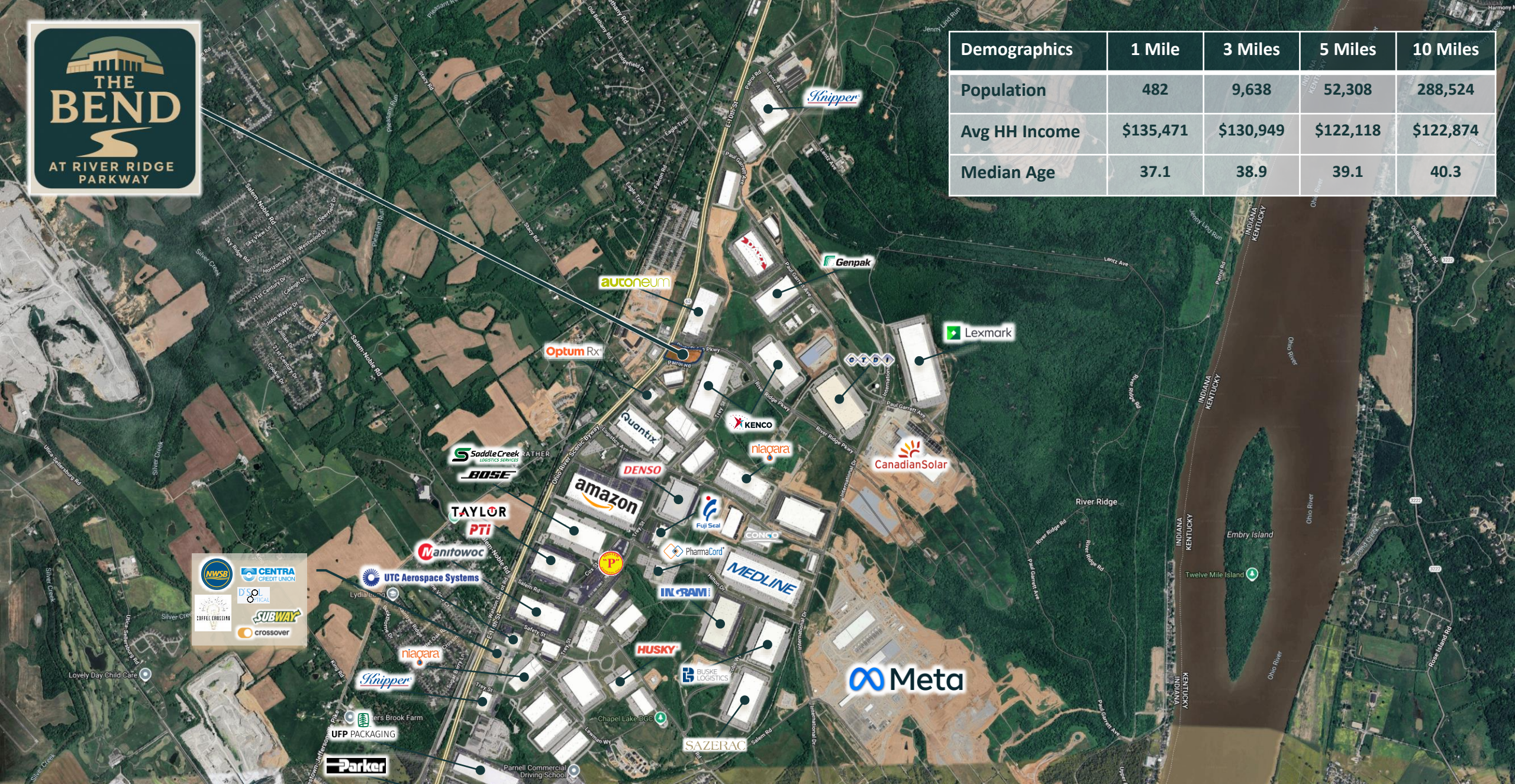
19,471 jobs in the region | 12,675 Direct – 6,796 Indirect

Meta Data Center's 619 acre site is under development at cost of \$800M+

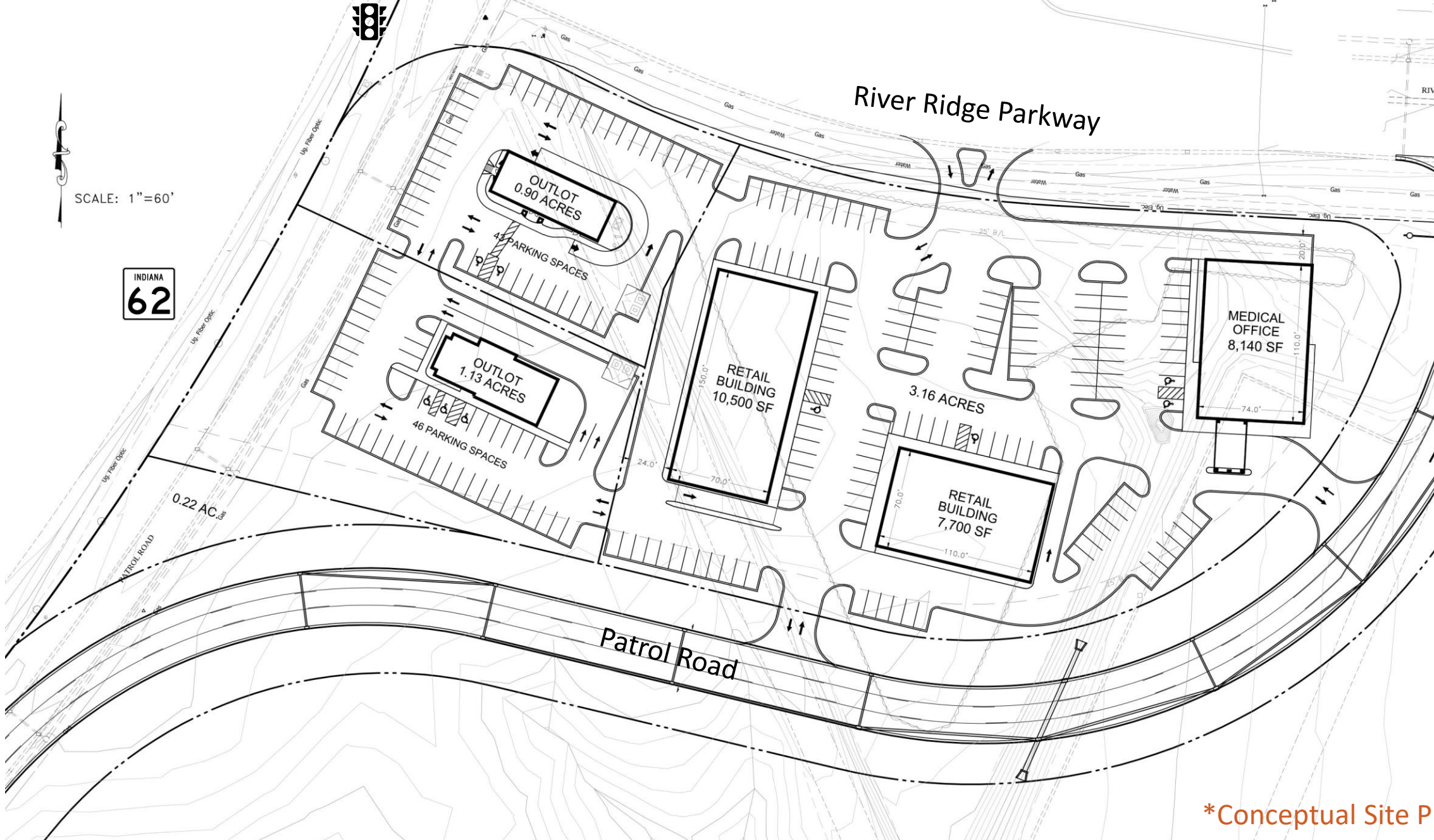
2024 labor income produced by River Ridge associated employment exceeded \$933M



Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	482	9,638	52,308	288,524
Avg HH Income	\$135,471	\$130,949	\$122,118	\$122,874
Median Age	37.1	38.9	39.1	40.3







*Conceptual Site Plan

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