

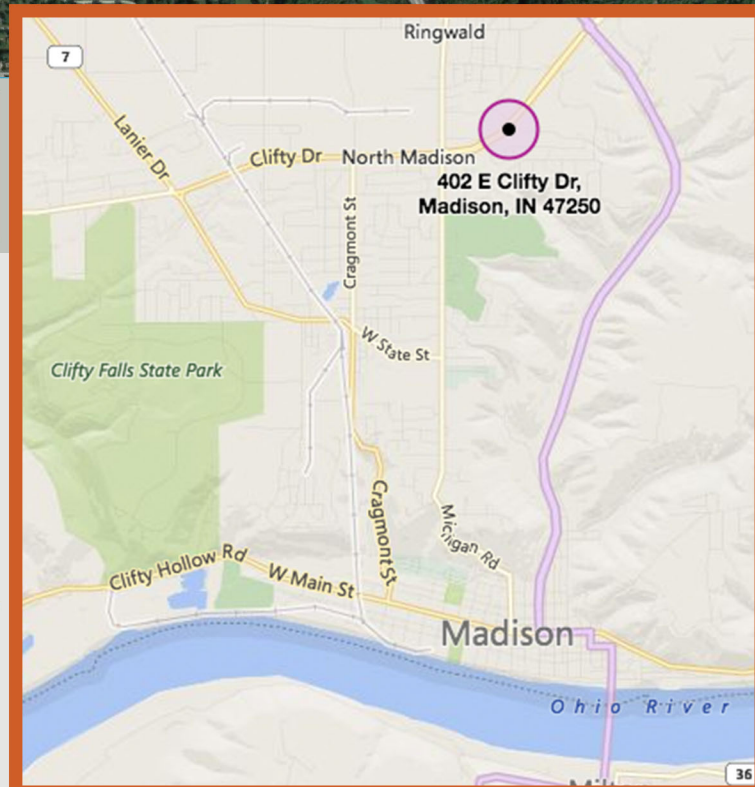
hilltop plaza | madison, in

402 E. Clifty Drive (SR 62), Madison, IN 47250



Last Chance! Last Space 1,200 SF End-Cap Unit

- Furniture Liquidators, Dollar Tree, Hibbett Sports and State Farm anchored center on Madison's most prominent retail corridor, Clifty Drive
- Located at a signalized intersection across Clifty Dr from JC Penney, Kroger, Wal-Mart, Lowe's, Goody's, etc.
- Immediately adjacent to Ivy Tech Community College with an approximate enrollment of 3,000 students
- The available suite is 2,400 SF (40' x 60'), which can be divided into two (2) 1,200 SF units
- Madison is the county seat of Jefferson County, Indiana along the Ohio River with over 55,000 living within fifteen (15) miles of Madison's historic downtown



Contact:

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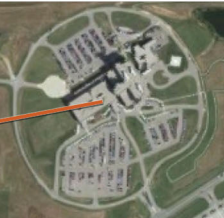


7D COMMERCIAL REAL ESTATE
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT



7D COMMERCIAL REAL ESTATE
LEASING | TENANT REP | PROPERTY MANAGEMENT | DEVELOPMENT

MADISON, IN



Hilltop Plaza
402 E. Clifty Dr
2,400 SF Available



DOLLAR TREE
HIBBETT SPORTS State Farm

Madison Consolidated High School
(1,021 Students)



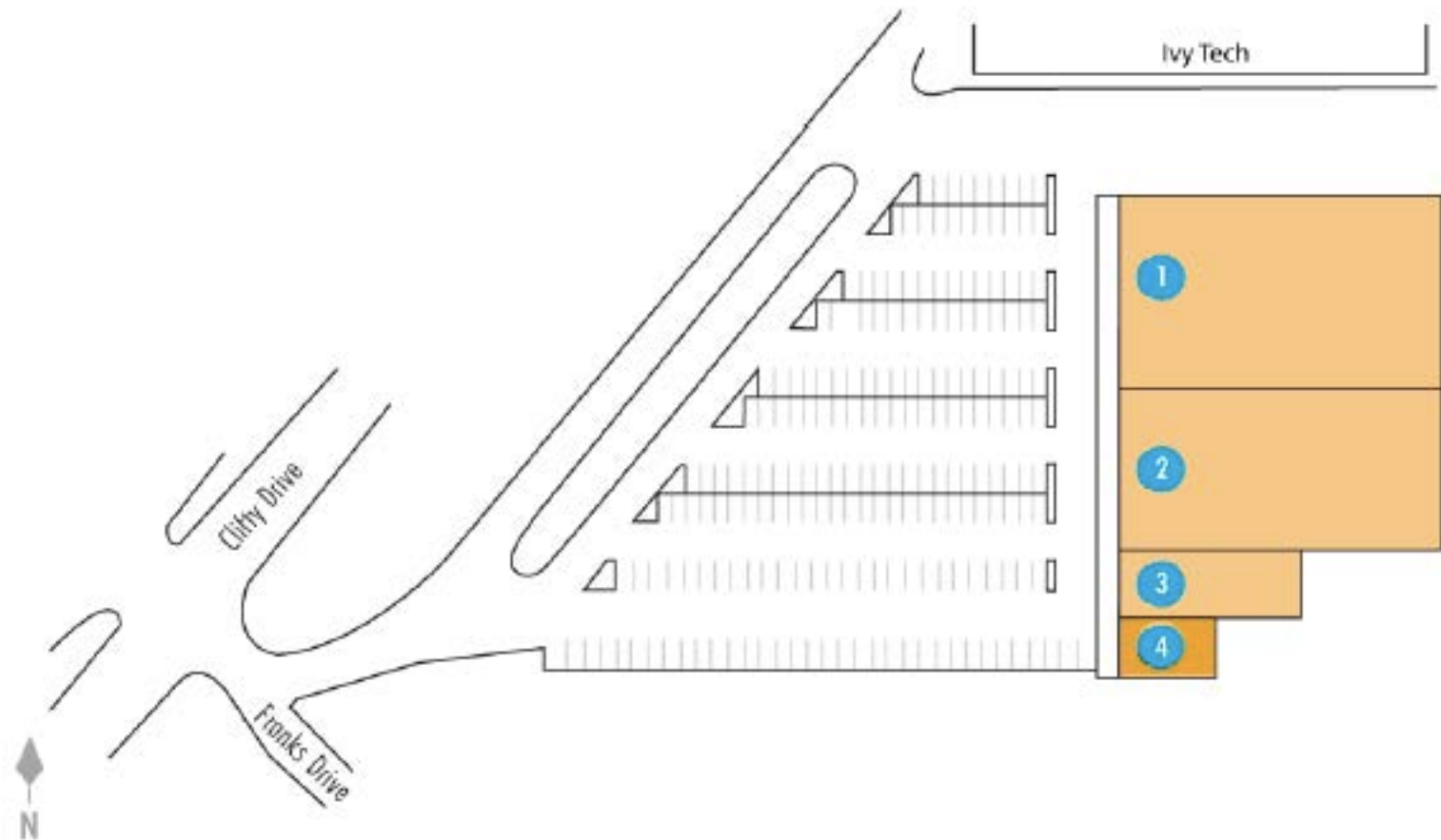
22,483 ADT (2015)

Google

8,616 ADT (2015)

E. Clifty Dr

Major Tenants



1. Furniture Liquidators - 24,920 Sq. Ft.

2. Dollar Tree - 11,200 Sq. Ft.

3. Hibbett Sports - 4,945 Sq. Ft.

4. State Farm-1,200Sq. Ft. 1,200Sq. Ft. End Cap Available



Community Profile

Hilltop Plaza | Madison, IN
402 E Clifty Dr, Madison, Indiana, 47250
Ring Bands: 0-3, 3-5, 5-10 mile radii

Prepared by: James Conklin

Latitude: 38.77721
Longitude: -85.38035

	0 - 3 mile	3 - 5 mile	5 - 10 mile
Population Summary			
2000 Total Population	14,560	2,870	13,397
2010 Total Population	14,836	3,311	13,785
2016 Total Population	14,907	3,249	13,664
2016 Group Quarters	829	109	1,038
2021 Total Population	14,942	3,214	13,583
2016-2021 Annual Rate	0.05%	-0.22%	-0.12%
2016 Total Daytime Population	17,995	3,006	10,859
Workers	10,213	1,300	3,702
Residents	7,782	1,706	7,157
Household Summary			
2000 Households	6,029	1,200	4,702
2000 Average Household Size	2.30	2.36	2.61
2010 Households	6,168	1,341	5,016
2010 Average Household Size	2.27	2.39	2.55
2016 Households	6,214	1,324	5,003
2016 Average Household Size	2.27	2.37	2.52
2021 Households	6,245	1,312	4,993
2021 Average Household Size	2.26	2.37	2.51
2016-2021 Annual Rate	0.10%	-0.18%	-0.04%
2010 Families	3,762	922	3,603
2010 Average Family Size	2.86	2.84	2.95
2016 Families	3,745	900	3,560
2016 Average Family Size	2.85	2.83	2.93
2021 Families	3,740	888	3,536
2021 Average Family Size	2.85	2.83	2.92
2016-2021 Annual Rate	-0.03%	-0.27%	-0.14%
Housing Unit Summary			
2000 Housing Units	6,545	1,374	5,278
Owner Occupied Housing Units	61.9%	67.8%	71.7%
Renter Occupied Housing Units	30.2%	19.4%	17.4%
Vacant Housing Units	7.9%	12.7%	10.9%
2010 Housing Units	6,940	1,548	5,793
Owner Occupied Housing Units	58.4%	65.2%	67.2%
Renter Occupied Housing Units	30.4%	21.4%	19.4%
Vacant Housing Units	11.1%	13.4%	13.4%
2016 Housing Units	7,058	1,552	5,843
Owner Occupied Housing Units	55.8%	62.2%	64.8%
Renter Occupied Housing Units	32.2%	23.0%	20.8%
Vacant Housing Units	12.0%	14.7%	14.4%
2021 Housing Units	7,124	1,555	5,872
Owner Occupied Housing Units	55.6%	61.6%	64.5%
Renter Occupied Housing Units	32.1%	22.8%	20.6%
Vacant Housing Units	12.3%	15.6%	15.0%
Median Household Income			
2016	\$43,383	\$48,670	\$48,407
2021	\$47,457	\$53,343	\$53,656
Median Home Value			
2016	\$127,351	\$128,189	\$118,134
2021	\$150,196	\$158,531	\$152,503
Per Capita Income			
2016	\$25,037	\$23,100	\$22,125
2021	\$27,418	\$25,416	\$24,463
Median Age			
2010	41.6	38.8	37.2
2016	42.8	40.1	38.4
2021	43.3	41.0	39.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017



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2016 Households by Income			
Household Income Base	6,214	1,324	5,003
<\$15,000	13.7%	12.0%	11.5%
\$15,000 - \$24,999	14.8%	13.0%	11.7%
\$25,000 - \$34,999	11.3%	12.4%	12.7%
\$35,000 - \$49,999	15.9%	13.4%	15.4%
\$50,000 - \$74,999	17.2%	21.8%	22.8%
\$75,000 - \$99,999	13.7%	13.9%	12.9%
\$100,000 - \$149,999	9.7%	10.7%	10.1%
\$150,000 - \$199,999	1.8%	1.1%	1.8%
\$200,000+	1.9%	1.6%	1.2%
Average Household Income	\$57,638	\$58,512	\$58,113
2021 Households by Income			
Household Income Base	6,245	1,312	4,993
<\$15,000	13.1%	11.7%	11.5%
\$15,000 - \$24,999	17.1%	14.1%	12.7%
\$25,000 - \$34,999	9.0%	10.9%	10.4%
\$35,000 - \$49,999	12.5%	9.3%	10.6%
\$50,000 - \$74,999	15.6%	20.5%	22.3%
\$75,000 - \$99,999	15.5%	16.3%	15.4%
\$100,000 - \$149,999	12.8%	14.0%	13.4%
\$150,000 - \$199,999	2.4%	1.4%	2.5%
\$200,000+	2.0%	1.7%	1.2%
Average Household Income	\$63,154	\$64,254	\$64,292
2016 Owner Occupied Housing Units by Value			
Total	3,939	966	3,786
<\$50,000	10.1%	16.5%	15.8%
\$50,000 - \$99,999	25.9%	22.2%	28.3%
\$100,000 - \$149,999	25.6%	20.3%	16.3%
\$150,000 - \$199,999	17.6%	18.6%	16.2%
\$200,000 - \$249,999	7.6%	9.4%	9.4%
\$250,000 - \$299,999	5.9%	4.5%	5.3%
\$300,000 - \$399,999	4.1%	5.5%	4.9%
\$400,000 - \$499,999	1.0%	1.6%	2.7%
\$500,000 - \$749,999	1.4%	1.2%	0.8%
\$750,000 - \$999,999	0.4%	0.0%	0.0%
\$1,000,000 +	0.3%	0.4%	0.2%
Average Home Value	\$153,338	\$151,112	\$146,598
2021 Owner Occupied Housing Units by Value			
Total	3,958	958	3,785
<\$50,000	5.9%	9.8%	9.6%
\$50,000 - \$99,999	17.6%	17.1%	21.3%
\$100,000 - \$149,999	26.4%	19.3%	18.0%
\$150,000 - \$199,999	22.6%	22.0%	21.1%
\$200,000 - \$249,999	12.0%	14.8%	12.5%
\$250,000 - \$299,999	7.4%	5.5%	7.1%
\$300,000 - \$399,999	4.7%	7.0%	6.3%
\$400,000 - \$499,999	0.9%	1.5%	2.6%
\$500,000 - \$749,999	1.9%	2.5%	1.2%
\$750,000 - \$999,999	0.3%	0.0%	0.0%
\$1,000,000 +	0.3%	0.4%	0.2%
Average Home Value	\$172,948	\$178,471	\$169,665

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017



Community Profile

Hilltop Plaza | Madison, IN
402 E Clifty Dr, Madison, Indiana, 47250
Ring Bands: 0-3, 3-5, 5-10 mile radii

Prepared by: James Conklin

Latitude: 38.77721
Longitude: -85.38035

	0 - 3 mile	3 - 5 mile	5 - 10 mile
2010 Population by Age			
Total	14,834	3,310	13,783
0 - 4	5.8%	6.1%	5.9%
5 - 9	5.9%	6.4%	6.2%
10 - 14	5.8%	7.0%	6.7%
15 - 24	12.3%	12.0%	17.1%
25 - 34	11.8%	12.9%	11.3%
35 - 44	12.8%	14.2%	13.0%
45 - 54	15.4%	15.7%	14.7%
55 - 64	13.5%	12.1%	12.1%
65 - 74	8.6%	8.4%	7.8%
75 - 84	5.5%	3.8%	3.7%
85 +	2.4%	1.3%	1.6%
18 +	77.9%	76.0%	77.1%
2016 Population by Age			
Total	14,907	3,250	13,666
0 - 4	5.5%	5.8%	5.5%
5 - 9	5.4%	6.2%	5.9%
10 - 14	5.5%	6.2%	6.0%
15 - 24	11.7%	12.0%	17.2%
25 - 34	12.5%	13.0%	11.4%
35 - 44	12.1%	13.7%	12.2%
45 - 54	13.5%	14.0%	13.5%
55 - 64	14.6%	13.8%	13.0%
65 - 74	10.9%	9.8%	9.6%
75 - 84	5.7%	4.2%	4.0%
85 +	2.6%	1.4%	1.6%
18 +	79.7%	77.7%	78.9%
2021 Population by Age			
Total	14,941	3,214	13,580
0 - 4	5.4%	5.7%	5.3%
5 - 9	5.6%	6.0%	5.6%
10 - 14	5.5%	6.5%	6.2%
15 - 24	11.0%	11.4%	16.7%
25 - 34	12.2%	12.2%	10.8%
35 - 44	12.2%	13.7%	11.8%
45 - 54	12.1%	13.2%	12.6%
55 - 64	14.6%	13.9%	13.4%
65 - 74	12.1%	10.6%	10.6%
75 - 84	6.7%	5.4%	5.4%
85 +	2.6%	1.4%	1.7%
18 +	79.6%	77.8%	79.4%
2010 Population by Sex			
Males	6,858	1,642	6,904
Females	7,978	1,669	6,881
2016 Population by Sex			
Males	6,929	1,618	6,872
Females	7,979	1,631	6,793
2021 Population by Sex			
Males	6,982	1,603	6,852
Females	7,960	1,611	6,731

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017



Community Profile

Hilltop Plaza | Madison, IN
402 E Clifty Dr, Madison, Indiana, 47250
Ring Bands: 0-3, 3-5, 5-10 mile radii

Prepared by: James Conklin

Latitude: 38.77721
Longitude: -85.38035

	0 - 3 mile	3 - 5 mile	5 - 10 mile
2010 Population by Race/Ethnicity			
Total	14,835	3,310	13,785
White Alone	94.2%	94.9%	96.0%
Black Alone	2.2%	1.5%	1.1%
American Indian Alone	0.2%	0.3%	0.2%
Asian Alone	1.0%	0.3%	0.4%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	0.8%	1.9%	1.1%
Two or More Races	1.6%	1.1%	1.1%
Hispanic Origin	2.0%	3.9%	2.7%
Diversity Index	14.7	16.8	12.5
2016 Population by Race/Ethnicity			
Total	14,907	3,249	13,664
White Alone	93.3%	93.9%	95.2%
Black Alone	2.5%	1.7%	1.3%
American Indian Alone	0.2%	0.4%	0.3%
Asian Alone	1.2%	0.4%	0.5%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	0.8%	2.3%	1.3%
Two or More Races	1.9%	1.3%	1.4%
Hispanic Origin	2.2%	4.5%	3.1%
Diversity Index	16.6	19.4	14.8
2021 Population by Race/Ethnicity			
Total	14,942	3,213	13,583
White Alone	93.3%	93.5%	94.9%
Black Alone	2.5%	1.7%	1.3%
American Indian Alone	0.2%	0.4%	0.3%
Asian Alone	1.2%	0.4%	0.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.8%	2.5%	1.5%
Two or More Races	1.9%	1.4%	1.5%
Hispanic Origin	2.2%	4.8%	3.3%
Diversity Index	16.6	20.5	15.6
2010 Population by Relationship and Household Type			
Total	14,836	3,311	13,785
In Households	94.6%	96.8%	92.7%
In Family Households	75.0%	82.0%	79.9%
Householder	25.6%	26.6%	26.0%
Spouse	18.5%	20.4%	20.2%
Child	26.3%	29.3%	28.6%
Other relative	2.1%	2.9%	2.4%
Nonrelative	2.5%	2.8%	2.7%
In Nonfamily Households	19.6%	14.8%	12.8%
In Group Quarters	5.4%	3.2%	7.3%
Institutionalized Population	5.3%	3.2%	1.4%
Noninstitutionalized Population	0.1%	0.0%	5.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017



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2016 Population 25+ by Educational Attainment			
Total	10,718	2,267	8,929
Less than 9th Grade	5.0%	3.0%	3.6%
9th - 12th Grade, No Diploma	7.5%	8.7%	9.8%
High School Graduate	29.3%	32.9%	33.4%
GED/Alternative Credential	5.5%	7.3%	8.4%
Some College, No Degree	24.2%	22.1%	20.8%
Associate Degree	6.9%	8.4%	7.7%
Bachelor's Degree	12.6%	11.6%	10.5%
Graduate/Professional Degree	9.2%	6.1%	5.9%
2016 Population 15+ by Marital Status			
Total	12,466	2,657	11,284
Never Married	27.5%	25.6%	29.3%
Married	47.1%	53.5%	52.1%
Widowed	7.1%	5.7%	5.7%
Divorced	18.4%	15.2%	12.8%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	94.2%	95.2%	94.8%
Civilian Unemployed	5.8%	4.8%	5.2%
2016 Employed Population 16+ by Industry			
Total	6,936	1,563	6,595
Agriculture/Mining	1.7%	3.9%	3.4%
Construction	3.7%	5.6%	5.5%
Manufacturing	28.4%	25.8%	23.6%
Wholesale Trade	1.3%	1.0%	0.8%
Retail Trade	11.5%	11.3%	10.2%
Transportation/Utilities	4.1%	8.4%	7.1%
Information	1.0%	0.4%	0.9%
Finance/Insurance/Real Estate	2.6%	1.7%	2.6%
Services	41.6%	39.1%	42.8%
Public Administration	4.2%	2.7%	3.0%
2016 Employed Population 16+ by Occupation			
Total	6,937	1,563	6,595
White Collar	48.9%	45.3%	47.1%
Management/Business/Financial	9.0%	9.3%	9.8%
Professional	20.2%	16.7%	16.5%
Sales	8.0%	10.8%	9.5%
Administrative Support	11.7%	8.4%	11.3%
Services	21.0%	16.1%	17.9%
Blue Collar	30.1%	38.6%	35.0%
Farming/Forestry/Fishing	1.3%	2.1%	1.7%
Construction/Extraction	3.9%	6.1%	5.1%
Installation/Maintenance/Repair	5.1%	6.8%	5.7%
Production	13.1%	16.1%	15.6%
Transportation/Material Moving	6.6%	7.5%	6.8%
2010 Population By Urban/ Rural Status			
Total Population	14,836	3,311	13,785
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	83.9%	39.0%	33.2%
Rural Population	16.1%	61.0%	66.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	6,168	1,341	5,016
Households with 1 Person	33.0%	25.1%	22.5%
Households with 2+ People	67.0%	74.9%	77.5%
Family Households	61.0%	68.8%	71.8%
Husband-wife Families	43.9%	52.8%	55.8%
With Related Children	16.5%	22.5%	23.4%
Other Family (No Spouse Present)	17.1%	15.9%	16.0%
Other Family with Male Householder	4.5%	6.0%	5.5%
With Related Children	3.1%	3.6%	3.5%
Other Family with Female Householder	12.6%	10.0%	10.5%
With Related Children	8.6%	6.2%	6.6%
Nonfamily Households	6.0%	6.1%	5.6%
All Households with Children	28.9%	32.9%	34.2%
Multigenerational Households	2.4%	3.0%	3.4%
Unmarried Partner Households	7.5%	8.1%	8.3%
Male-female	7.0%	7.5%	7.8%
Same-sex	0.6%	0.6%	0.5%
2010 Households by Size			
Total	6,168	1,340	5,015
1 Person Household	33.0%	25.1%	22.6%
2 Person Household	36.0%	36.0%	36.9%
3 Person Household	14.2%	16.3%	17.4%
4 Person Household	10.4%	13.6%	13.9%
5 Person Household	4.1%	5.6%	5.9%
6 Person Household	1.5%	2.0%	2.1%
7 + Person Household	0.8%	1.3%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	6,168	1,341	5,016
Owner Occupied	65.8%	75.2%	77.6%
Owned with a Mortgage/Loan	44.4%	51.2%	52.8%
Owned Free and Clear	21.4%	24.1%	24.8%
Renter Occupied	34.2%	24.8%	22.4%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,940	1,548	5,793
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	85.4%	40.1%	28.2%
Rural Housing Units	14.6%	59.9%	71.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

March 01, 2017



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Prepared by: James Conklin

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Top 3 Tapestry Segments			
1.	Heartland Communities	Southern Satellites (10A)	Southern Satellites (10A)
2.	Midlife Constants (5E)	Middleburg (4C)	Salt of the Earth (6B)
3.	In Style (5B)	Heartland Communities	Middleburg (4C)
2016 Consumer Spending			
Apparel & Services: Total \$	\$9,093,891	\$1,999,547	\$7,524,758
Average Spent	\$1,463.45	\$1,510.23	\$1,504.05
Spending Potential Index	73	75	75
Education: Total \$	\$5,884,622	\$1,183,951	\$4,541,888
Average Spent	\$946.99	\$894.22	\$907.83
Spending Potential Index	67	63	64
Entertainment/Recreation: Total \$	\$13,977,078	\$3,043,429	\$11,360,668
Average Spent	\$2,249.29	\$2,298.66	\$2,270.77
Spending Potential Index	77	79	78
Food at Home: Total \$	\$24,485,471	\$5,313,956	\$19,934,419
Average Spent	\$3,940.37	\$4,013.56	\$3,984.49
Spending Potential Index	79	81	80
Food Away from Home: Total \$	\$14,307,799	\$3,168,638	\$11,874,730
Average Spent	\$2,302.51	\$2,393.23	\$2,373.52
Spending Potential Index	74	77	77
Health Care: Total \$	\$27,139,879	\$5,867,720	\$21,913,613
Average Spent	\$4,367.54	\$4,431.81	\$4,380.09
Spending Potential Index	82	84	83
HH Furnishings & Equipment: Total \$	\$8,249,052	\$1,792,224	\$6,718,213
Average Spent	\$1,327.49	\$1,353.64	\$1,342.84
Spending Potential Index	75	77	76
Personal Care Products & Services: Total \$	\$3,393,205	\$735,808	\$2,760,311
Average Spent	\$546.06	\$555.75	\$551.73
Spending Potential Index	75	76	75
Shelter: Total \$	\$68,607,081	\$14,573,902	\$54,779,993
Average Spent	\$11,040.73	\$11,007.48	\$10,949.43
Spending Potential Index	71	71	70
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,516,202	\$2,462,621	\$9,231,339
Average Spent	\$1,853.27	\$1,859.99	\$1,845.16
Spending Potential Index	80	80	80
Travel: Total \$	\$8,276,456	\$1,743,842	\$6,547,551
Average Spent	\$1,331.90	\$1,317.10	\$1,308.72
Spending Potential Index	72	71	70
Vehicle Maintenance & Repairs: Total \$	\$5,112,420	\$1,103,283	\$4,117,007
Average Spent	\$822.73	\$833.30	\$822.91
Spending Potential Index	79	80	79

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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