

SEYMOUR

Indiana

A prime location at the crossroads of two major highways, Shops at Seymour draws commuters traveling between Indianapolis and Louisville as well as visitors to the Kentucky Derby and the Indianapolis 500. The center also draws on vacationers heading south from Indianapolis, Chicago and Michigan. Local attractions include The Indiana University athletic games, historic landmarks, national and state forests, recreational activities and cultural sites that attract over 500,000 visitors every fall.



- 141,050 SF located midway between Louisville (50 miles south) and Indianapolis (62 miles north).
- Units from 1,200 to 12,000 s.f., expandable to 110,000.
- Expansion opportunity to 350,000 s.f.
- Traffic count of over 63,000 vehicles.
- Access off of I-65 (at Hwy 50), the area's primary north - south interstate artery
- Parcels available for sale or lease.
- 2.3 million population within 60 miles.
- 3 Hotels and 8 screen cinema on-site.
- Competitive Lease Rates.



357 TANGER BLVD.
SEYMOUR, IN 47274

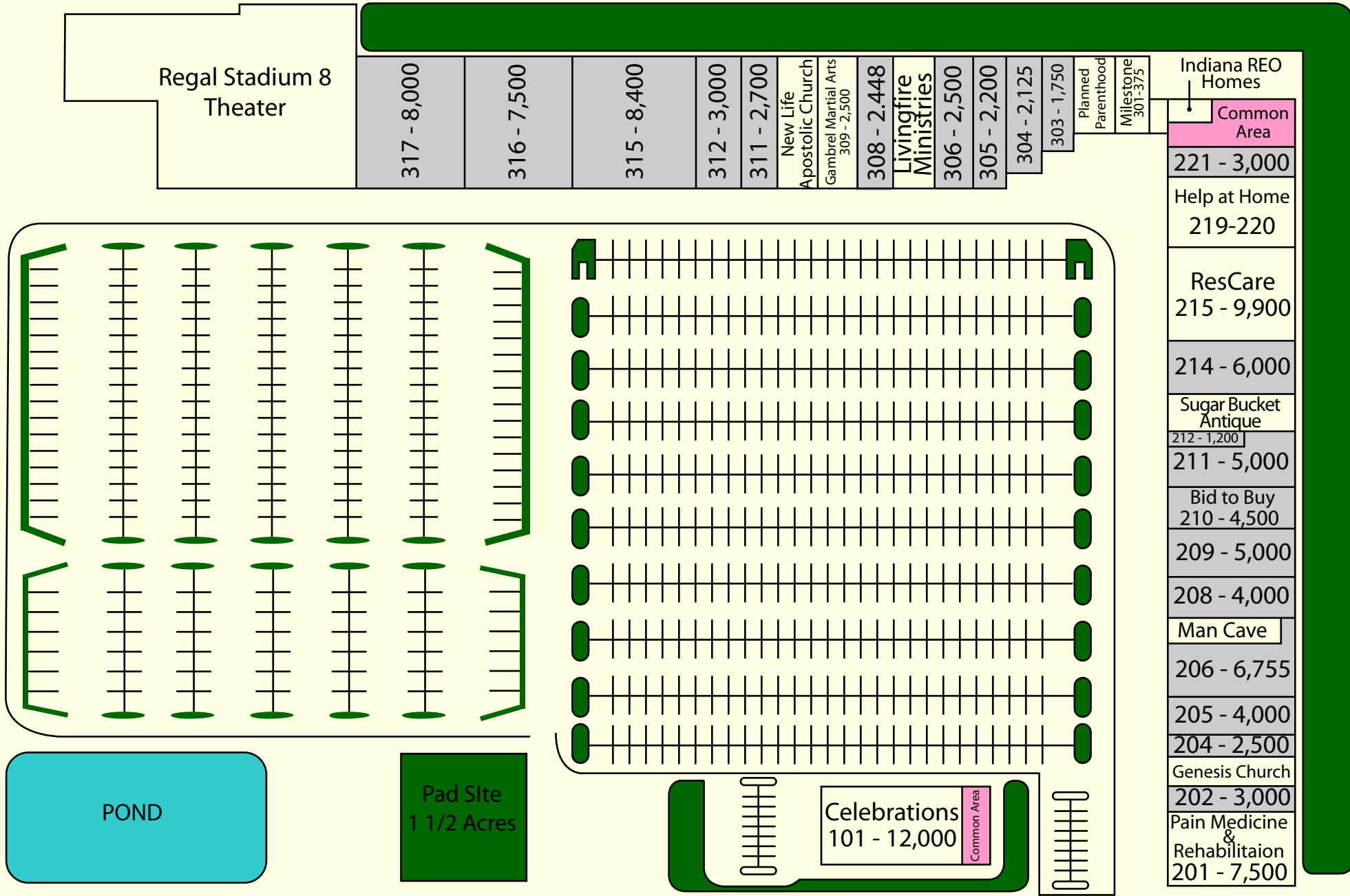
DEMOGRAPHICS	10 Mile	25 Mile	50 Mile
2011 Population	36,809	189,070	1,279,519
2011 Household	14,021	72,643	495,916
2011 Household Income	\$54,094	\$60,108	\$65,139

US Bureau of Census, 2009 Census of Population and Housing

Cobra Properties, 13353 NE 17th Ave. North Miami, FL 33181
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SEYMOUR LEASE PLAN

Occupied
 Available



Regal Stadium 8 Theater

317 - 8,000

316 - 7,500

315 - 8,400

312 - 3,000

311 - 2,700

New Life
Apostolic Church

Gambrel Martial Arts
309 - 2,500

308 - 2,448

Livingfire
Ministries

306 - 2,500

305 - 2,200

304 - 2,125

303 - 1,750

Planned
Parenthood

Milestone
301-375

Indiana REO
Homes

Common Area

221 - 3,000

Help at Home
219-220

ResCare
215 - 9,900

214 - 6,000

Sugar Bucket
Antique
212 - 1,200

211 - 5,000

Bid to Buy
210 - 4,500

209 - 5,000

208 - 4,000

Man Cave

206 - 6,755

205 - 4,000

204 - 2,500

Genesis Church

202 - 3,000

Pain Medicine
&
Rehabilitaion
201 - 7,500

Celebrations
101 - 12,000

Common Area

POND

Pad Site
1 1/2 Acres