

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.



357 TANGER BLVD.
SEYMOUR, IN 47274



- 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.

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
Office 305-893-5018 Fax 305-891-7218 Mobile 305-343-2591
Email: Randygarciga@bellsouth.net Website: www.cobraproperties.com

Regal Cinema 8

Anchor Tenant
Movie Theatre

Racin Mason
Pizza
& Fun Zone

316 - 7,500 SF

Racin Mason
Indoor & outdoor
Go-Kart
Track

Laserblast

311 - 2700

New Life
Apostolic Church

Gambel Marital
Arts 309 - 2500 SF

308 - 2,448 SF

Livingfire
Ministries

306 - 2,500 SF

305 - 2,200 SF

Latino
Pentecostal
Church

303 - 1,750

Planned
Parenthood

301-1,375

231 Common Area

221 - 3,000

Help at Home
219-220

215 - 9,900

214 - 6,000

Sugar Bucket
Antiques
212 - 1,200

211 - 5,000

210 - 4,500

Heritage Auto
Sales

ACTS
208 - 4,000

Assembly Church

Genesis Church
206 - 6,755

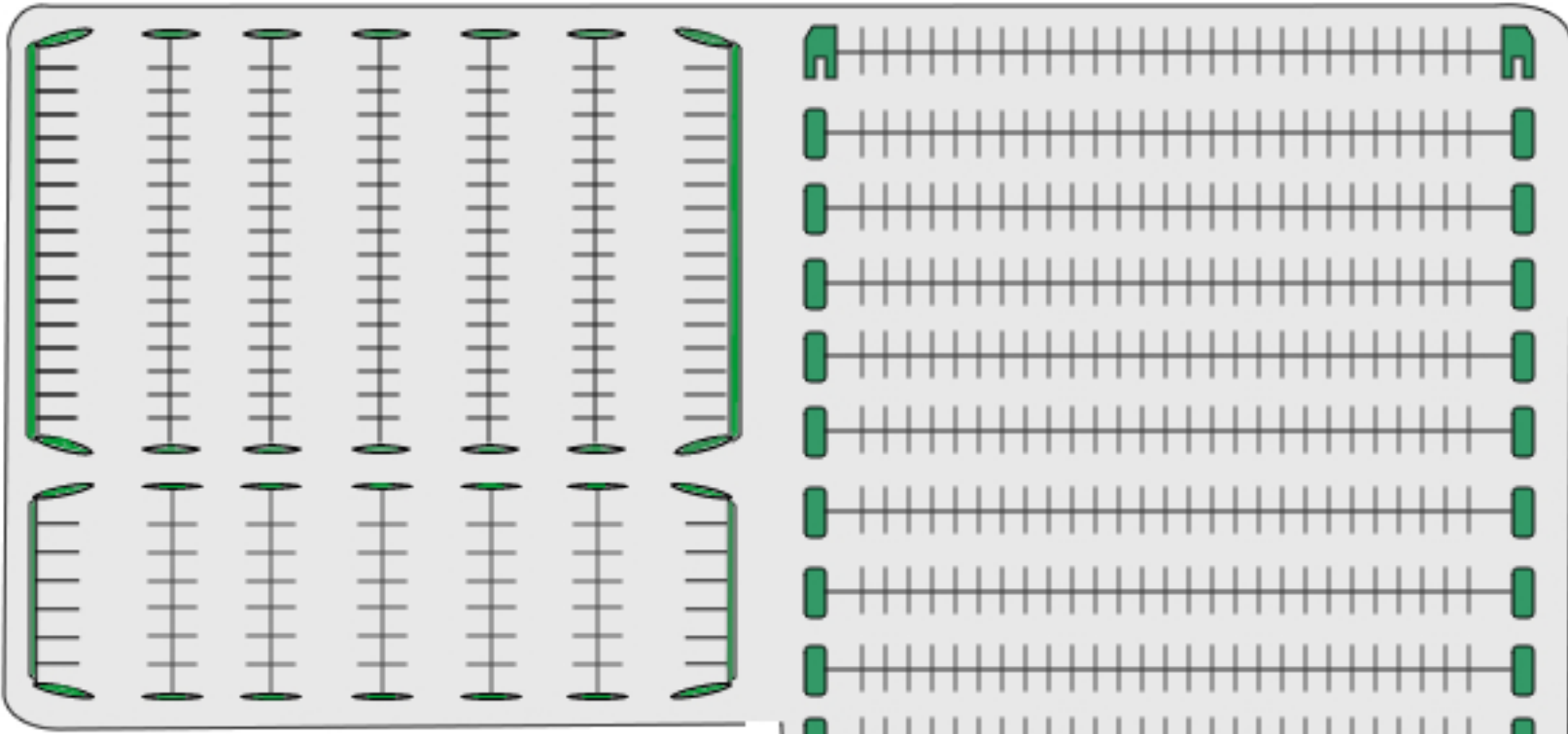
205 - 4,000

204 - 2,500

203 - 2,500

202 - 3,000

Pain Medicine
&
Rehabilitation
201 - 7,500



Pond

Pad Site
1 1/2 acres

Celebrations
101 - 12,000

COMMON AREA