

\$2,200,000

PUBLIC SQUARE RETAIL

29-41 Public Square  
Shelbyville, IN 46176



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### Property Description

Three buildings are zero lots with adjoining walls. They have great retail space on the ground level, new windows in front, and extensive facade work. These buildings are at the center of expansive downtown revitalization. 41 Public Square has a brand new \$100K roof as well as \$50K interior renovations. 29 Public Square has new \$40K tuckpointing brickwork and \$50K interior renovations.

### Location Description

The City of Shelbyville has nearly completed their new \$20M revitalization project for downtown in the front of this building which includes a new 100 space free parking garage. As the county seat, Shelbyville is only 20 minutes southeast of Indianapolis. It has easy access to interstates, rail lines, and an airport.

### Summary

Building Size:	41,000 SF
Zoning	BC (Business Central)
Market:	Indianapolis
Submarket:	Shelbyville
Price:	\$2,200,000
Type:	Retail
41 Public Square	New \$100K Roof and \$50K interior renovations
29 Public Square	\$40K in tuckpointing brickwork and \$50K in interior renovations

# PROPERTY SUMMARY

Public Square Retail  
29-41 Public Square | Shelbyville, IN 46176



## Property Summary

Building Size:	41,000
Price:	\$2,200,000
Type:	Retail
Zoning	BC (Business Central)

## Property Overview

Part of Shelbyville's revitalization project  
A growing community with two new manufacturers coming to town  
Easy commute to Indianapolis  
Grants are available to remodel interiors

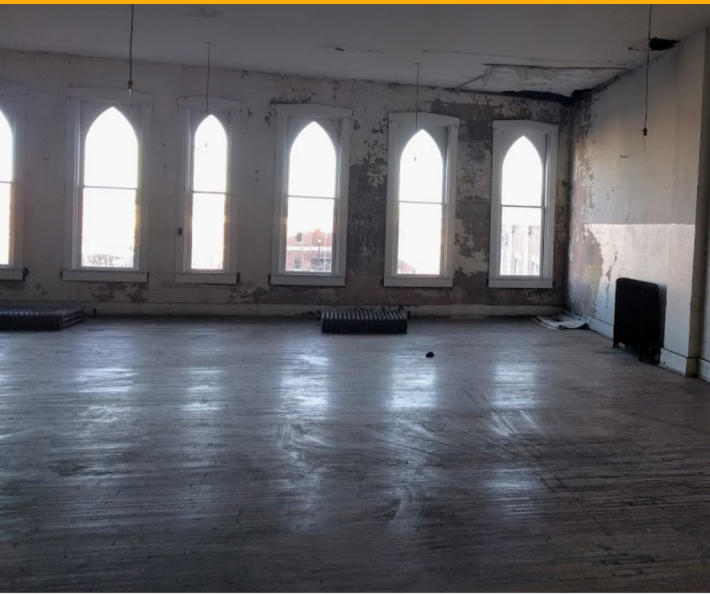
## Location Overview

As the county seat, Shelbyville is only 20 minutes southeast of Indianapolis. It has easy access to interstates, rail lines, and an airport. Large-scale employers include the Indiana Grand Racing & Casino, Knauf INSulation, Penske Logistics, Ryobi Die Casting, Pilkington North America, O'Neal Steel, and Major Health Partners.



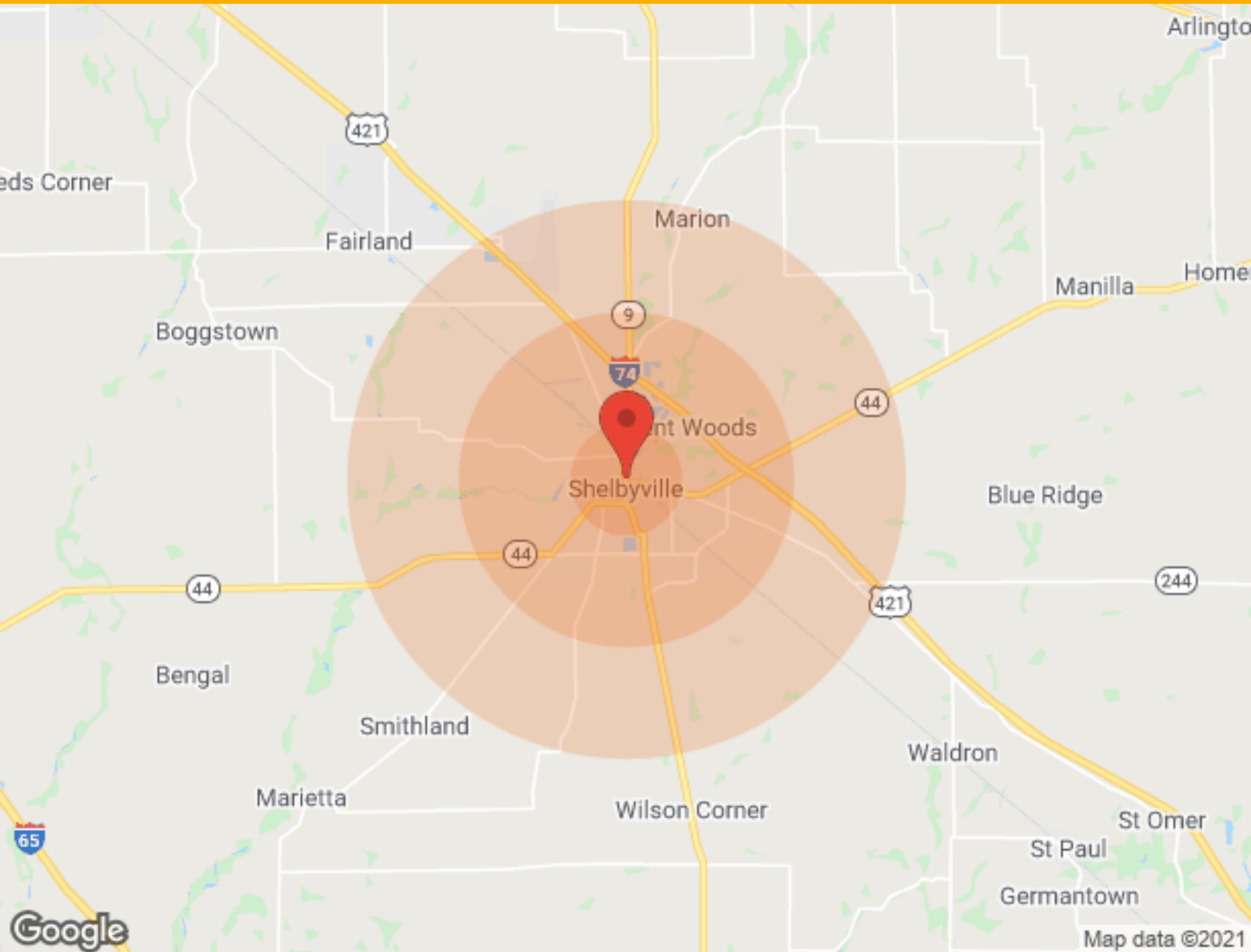
# PROPERTY PHOTOS

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# DEMOGRAPHICS

Public Square Retail  
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Population	1 Mile	3 Miles	5 Miles
Male	4,561	10,413	11,766
Female	4,277	10,339	11,664
Total Population	8,838	20,752	23,430
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,854	4,176	4,628
Ages 15-24	1,336	2,999	3,371
Ages 55-64	993	2,547	2,927
Ages 65+	882	2,852	3,318
Race	1 Mile	3 Miles	5 Miles
White	8,531	19,726	22,391
Black	50	114	114
Am In/AK Nat	1	3	3
Hawaiian	N/A	N/A	N/A
Hispanic	358	1,235	1,243
Multi-Racial	498	1,646	1,672

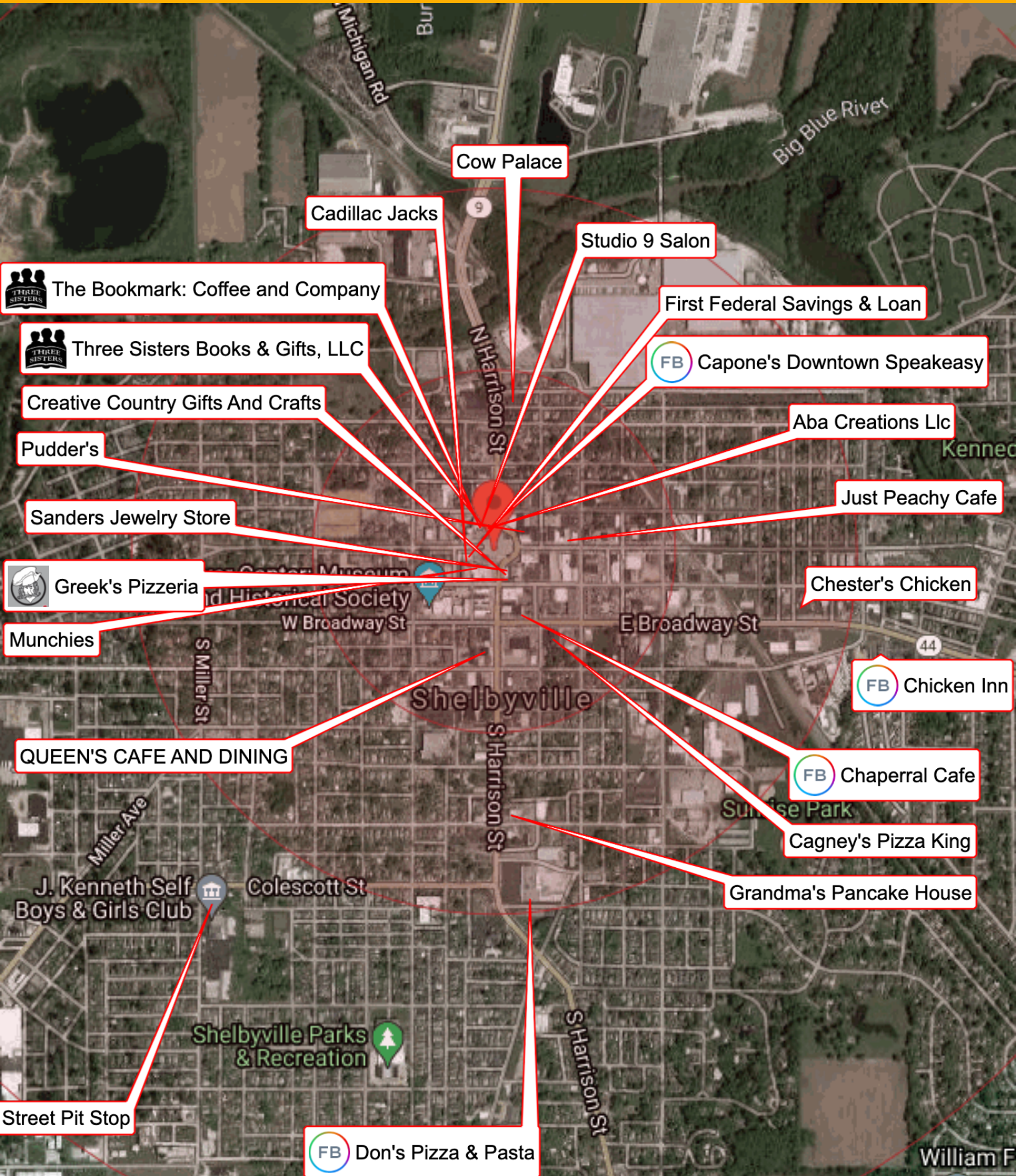
Income	1 Mile	3 Miles	5 Miles
Median	\$37,656	\$38,442	\$38,663
< \$15,000	614	1,164	1,252
\$15,000-\$24,999	654	1,096	1,177
\$25,000-\$34,999	538	1,165	1,238
\$35,000-\$49,999	690	1,546	1,675
\$50,000-\$74,999	700	1,751	2,010
\$75,000-\$99,999	214	704	840
\$10,000-\$149,999	131	553	754
\$150,000-\$199,999	N/A	92	126
> \$200,000	9	217	235
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,566	9,532	10,620
Occupied	3,970	8,490	9,494
Owner Occupied	2,020	4,948	5,815
Renter Occupied	1,950	3,542	3,679
Vacant	596	1,042	1,126

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# BUSINESS MAP

Public Square Retail  
29-41 Public Square | Shelbyville, IN 46176





**Noah Ruggieri, CCIM**

Managing broker

North Star Equities Inc | Savoy, Illinois

P: (217) 367-1700

Noah Ruggieri has his CCIM and CIPS designations along with an MBA with a minor in corporate governance and international business from the University of Illinois.

As a commercial real estate broker with North Star Equities he specializes in assisting clients to find business locations, and to help develop their companies' vision successfully through real estate. With national clients and global consulting experience he is uniquely qualified to help clients from all avenues.

Attending Commercial Real Estate marketing conferences across the United States every eight weeks has given him a unique perspective on the market, as well as connections with National Investors from all four corners of the county. He was self-employed for ten years and having worked in the financial sector for a national institution has only added to the knowledge base used for being a commercial real estate counselor.

Noah has given back to the community over the years through volunteer work with a local BSA scouting group as well as mentoring in the CU 1to1 Program for the last seven years to date. His additional time is spent with his wife and three children.



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