



SIZE

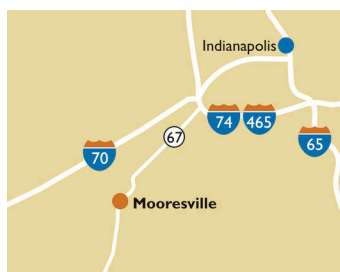
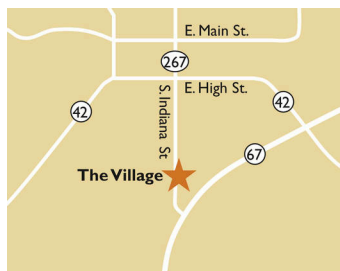
155,502 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,188	15,731	41,415
Households	1,712	6,261	15,472
Median HH Income (\$)	68,503	74,980	82,924

MAJOR TENANT(S)

Kroger
Family Dollar
Pet Supplies Plus



LOCATION

370-530 Indiana Street | Mooresville, IN 46158

PROPERTY HIGHLIGHTS

- 155,502 square feet
- Anchored by Kroger with other national tenants including AutoZone, Family Dollar, Pet Supplies Plus and Chicago's Pizza
- Population exceeds 41,400 in five miles with average household income over \$99,300
- Generated 1.5 million customer visits over the last 12 months

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



THE VILLAGE SHOPPING CENTER

370-530 Indiana Street | Mooresville, IN 46158

SPACE	TENANT	SQ. FT.						
ATM	Fifth Third Bank ATM		00402	White Flag Games	4,224 SF	00478	Player's Performance Factory	10,000 SF
FUEL	Kroger Fuel		00408	ATAX	750 SF	00480	Black Friday - The Shopping Network	16,070 SF
SHADI	KFC		00410	Village Barber Shop	810 SF	00496	Pet Supplies Plus	6,749 SF
00388	Goodwill	15,305 SF	00420	Chicago's Pizza	3,982 SF	00528	King Gyros Express of Anderson	1,850 SF
00392	Family Dollar	11,020 SF	00450	Pathway to Crystals	3,600 SF	00530	Kroger	58,960 SF
00394	Mooresville Mattress	3,200 SF	00460	Los Patios	7,680 SF	TOTAL SQ. FT.		155,502
00396	AVAILABLE	3,200 SF	00462	Beltone Hearing Aid Service	1,370 SF			
00398	Dong's China Buffet	5,440 SF	00466	Dr. Tavel Family Eyecare	1,292 SF			

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

THE VILLAGE SHOPPING CENTER

370-530 Indiana Street | Mooresville, IN 46158



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval Retrieval
 Apr 17, 2024



Latitude: 39.605512 Longitude: -86.375189

The Village Shopping Center Mooreville, IN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,188	15,731	41,415
	2028 Projected Population	4,185	15,959	43,261
	2010 Census Population	4,117	14,862	37,151
	2000 Census Population	4,110	14,259	29,946
	1990 Census Population	3,428	10,450	23,389
	Historical Annual Growth 1990 to 2000	1.83%	3.16%	2.50%
	Historical Annual Growth 2000 to 2010	0.02%	0.42%	2.18%
	Estimated Annual Growth 2010 to 2023	0.13%	0.41%	0.79%
	Projected Annual Growth 2023 to 2028	-0.01%	0.29%	0.88%
	Median Age	41.8	42.8	40.2
Households	Q4 2023 Estimated Households	1,712	6,261	15,472
	2028 Projected Households	1,711	6,348	16,130
	2010 Census Households	1,670	5,758	13,558
	2000 Census Households	1,602	5,307	10,805
	1990 Census Households	1,306	3,754	8,011
	Historical Annual Growth 1990 to 2000	2.06%	3.52%	3.04%
	Historical Annual Growth 2000 to 2010	0.42%	0.82%	2.30%
	Estimated Annual Growth 2010 to 2023	0.18%	0.61%	0.97%
	Projected Annual Growth 2023 to 2028	-0.01%	0.28%	0.84%
	Population per Household	2.37	2.48	2.65
Population by Race	White	94.6%	92.9%	87.7%
	Black or African American	0.4%	0.7%	4.5%
	Asian & Pacific Islander	0.5%	0.8%	0.9%
	Other Races	3.2%	3.3%	3.4%
	Hispanic Population	1.3%	2.3%	3.4%
Income	Average Household Income	\$81,851	\$91,042	\$99,362
	Median Household Income	\$68,503	\$74,980	\$82,924
	Per Capita Income	\$34,209	\$36,500	\$37,377
Education (Age 25+)	Elementary	2.2%	2.3%	2.2%
	Some High School	6.8%	6.5%	6.0%
	High School Graduate	39.6%	37.6%	35.9%
	Some College	20.2%	20.8%	22.7%
	Associates Degree Only	7.1%	8.9%	8.2%
	Bachelors Degree Only	16.5%	16.5%	17.4%
	Graduate Degree	7.6%	7.4%	7.6%
Business	Number of Businesses	219	530	775
	Total Number of Employees	2,703	6,791	10,580
	Employees per Business	12.32	12.82	13.65
	Residential Population per Business	19.09	29.70	53.44

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.