

FOR LEASE:  
1200SF RETAIL  
DOWNTOWN SHELBYVILLE, IN



26 W. Broadway St.  
Shelbyville, IN 46176

PRICE: \$14.00/SQFT

**Breeden**  
COMMERCIAL

LISTING BROKER: JARED RICHEY

# PROPERTY SUMMARY

26 WEST BROADWAY STREET | SHELBYVILLE, IN 46176



## Property Summary

Lease Rate:	\$14.00/sqft
Lease Term:	1 Year Min.
Available SF:	1,200
Parking:	Street Parking
Traffic Count:	14572
Zoning:	BC: Business Central

## Property Overview

Position your business in the heart of downtown Shelbyville with this highly visible and versatile commercial space. Located along W. Broadway St, this  $\pm 1,200$  square foot storefront offers strong exposure, convenient access, and a layout well-suited for a variety of users.

The space features a welcoming front entrance with storefront visibility, open floor plan potential, and flexibility for retail, office, or service-based businesses. Whether you're launching a new concept or expanding an existing operation, this space provides an efficient footprint in a growing local market.

## Location Overview

Located in the core of Shelbyville's downtown district, 26 W. Broadway St offers a strategic position along one of the city's primary commercial corridors. W. Broadway St serves as a central east-west route through downtown, providing consistent local traffic flow and strong visibility for storefront businesses.

The property benefits from its proximity to the Shelby County Courthouse and surrounding government offices, which help drive daily foot traffic from professionals, residents, and visitors. Nearby retail, dining, and service-oriented businesses create a walkable environment that supports both daytime and evening activity.

**Business Central (BC) District**

2.19 BC District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Business Central (BC) District is intended to provide areas for the combination of land uses common to traditional central business districts. This zoning district is intended to accommodate the current uses and structures within Shelbyville's traditional downtown and permit the continued, contextually appropriate development of the area. Shelbyville should use this zoning district to protect the existing downtown area and its historic structures from incompatible uses and inappropriate site designs. This zoning district should also be used to provide for cohesive and appropriate infill development in and around the downtown area.</p>	<p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>farmer's market (for sale of products grown off-site)</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>animal grooming</li> <li>bank/financial institution</li> <li>call center</li> <li>conference center</li> <li>data processing center</li> <li>hotel/motel</li> <li>office uses</li> <li>performing arts center</li> <li>personal service uses</li> <li>recreation uses (small scale)</li> <li>restaurant</li> <li>retail (type 1), excluding pet stores that sell dogs or other large animals</li> <li>retail (type 2), excluding pet stores that sell dogs or other large animals</li> </ul> <p><b>Institutional Uses</b></p> <ul style="list-style-type: none"> <li>community center</li> <li>funeral home</li> <li>government office</li> <li>hospital/medical center</li> <li>library</li> <li>lodge or private club</li> <li>medical or health clinic</li> <li>museum or gallery</li> <li>police, fire, or rescue station</li> <li>post office</li> <li>trade or business school</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>park, public</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>dwelling, multiple-family (excluding ground level storefronts not historically used for residential)</li> <li>dwelling, single family (on upper floors of other uses)</li> <li>dwelling, two-family (on upper floors of other uses)</li> </ul> <p><b>Utility Uses</b></p> <ul style="list-style-type: none"> <li>solar energy production, as an accessory use</li> </ul>	<p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>auto-oriented uses (medium scale)</li> <li>auto-oriented uses (small scale)</li> <li>bus/mass transit terminal</li> <li>circus or carnival</li> <li>drive-up/drive thru facility (as an accessory use)</li> <li>health spa</li> <li>recreation uses (medium scale)</li> <li>retail (type 3)</li> <li>retreat center</li> </ul> <p><b>Institutional Uses</b></p> <ul style="list-style-type: none"> <li>day care center</li> <li>parking lot or parking garage (primary use)</li> <li>penal or correctional institution</li> <li>place of worship</li> <li>school (P-12)</li> <li>university or college</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>assisted living facility</li> <li>bed and breakfast facility</li> <li>boarding house</li> <li>fair housing facility (large)</li> <li>fair housing facility (small)</li> <li>nursing home</li> <li>retirement facility</li> </ul> <p><b>Utility Uses</b></p> <ul style="list-style-type: none"> <li>communications service exchange</li> <li>telecommunications facility</li> <li>utility substation</li> <li>water tower</li> </ul>

# PROPERTY PHOTOS

26 WEST BROADWAY STREET | SHELBYVILLE, IN 46176

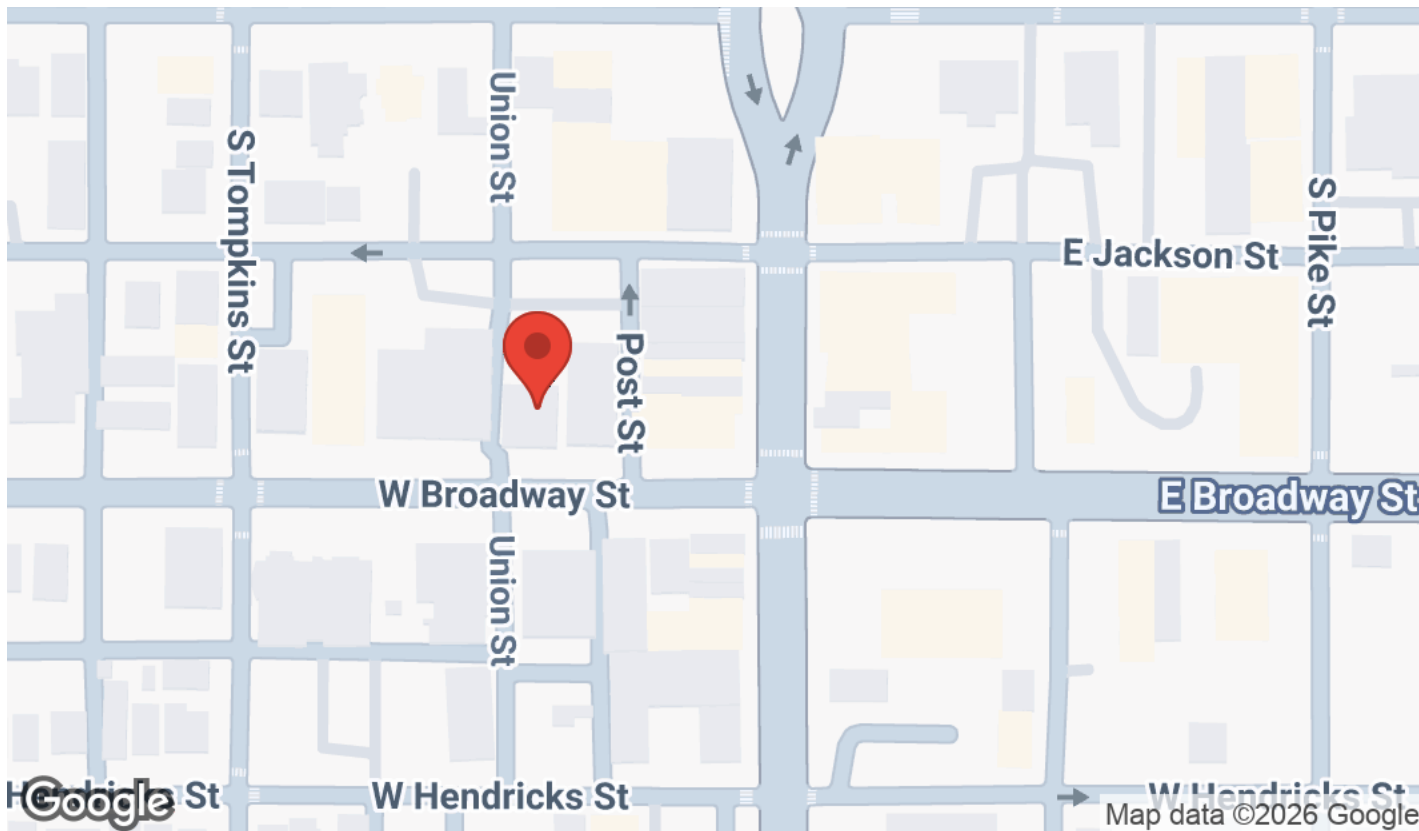


**BREEDEN COMMERCIAL**  
700 Washington Street  
Columbus, IN 47201

**JARED RICHEY**  
Broker  
C: (812) 498-3335  
jared@breedencommercial.com  
RB23002257, Indiana

# LOCATION MAPS

26 WEST BROADWAY STREET | SHELBYVILLE, IN 46176

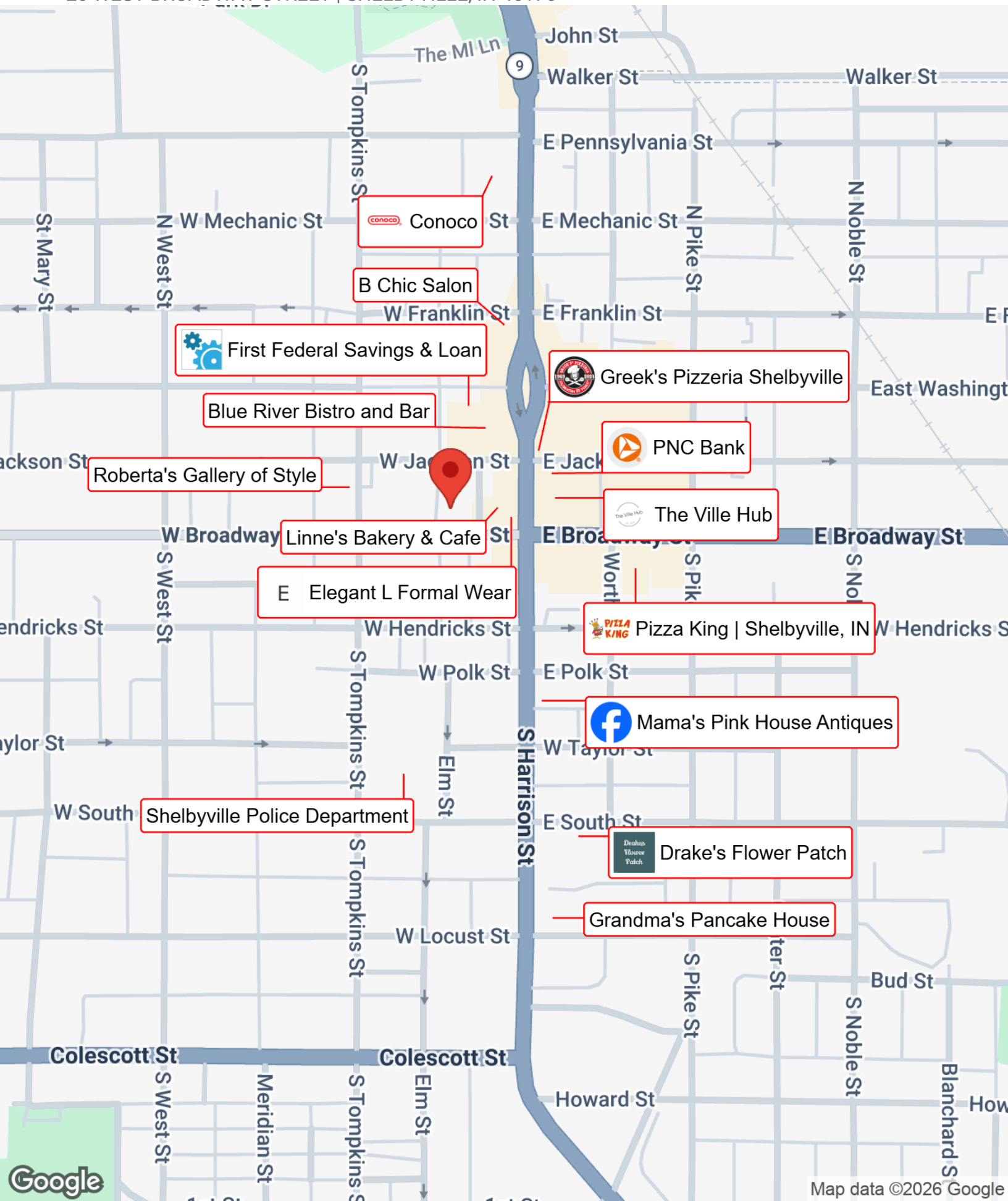


**BREEDEN COMMERCIAL**  
700 Washington Street  
Columbus, IN 47201

**JARED RICHEY**  
Broker  
C: (812) 498-3335  
jared@breedencommercial.com  
RB23002257, Indiana


# BUSINESS MAP

26 WEST BROADWAY STREET | SHELBYVILLE, IN 46176



 Conoco

B Chic Salon

 First Federal Savings & Loan


Blue River Bistro and Bar

Roberta's Gallery of Style

Linne's Bakery & Cafe


E Elegant L Formal Wear

Shelbyville Police Department


 Greek's Pizzeria Shelbyville

 PNC Bank

 The Ville Hub

 Pizza King | Shelbyville, IN

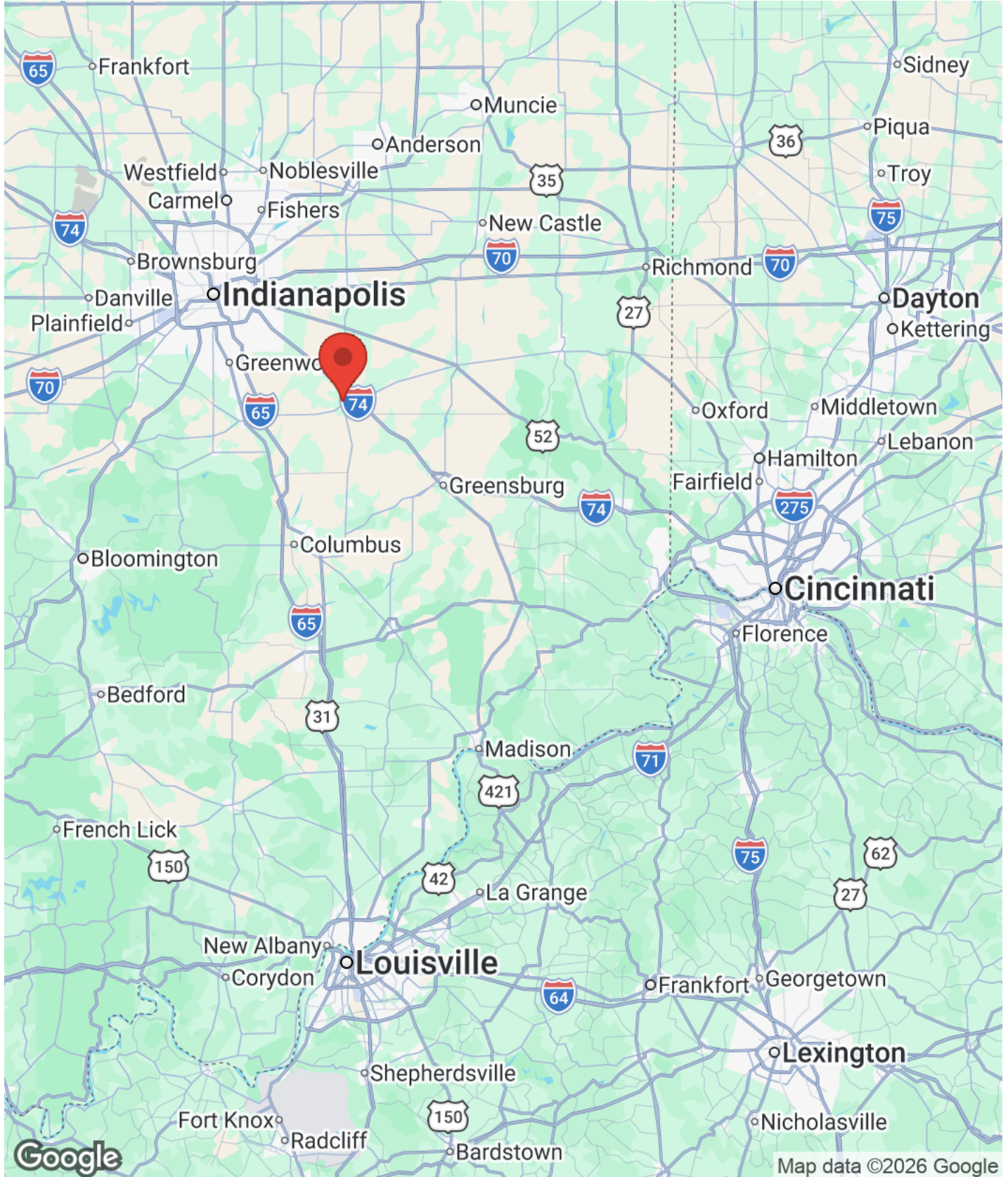
 Mama's Pink House Antiques

 Drake's Flower Patch

Grandma's Pancake House

# REGIONAL MAP

26 WEST BROADWAY STREET | SHELBYVILLE, IN 46176



**BREEDEN COMMERCIAL**  
700 Washington Street  
Columbus, IN 47201

**JARED RICHEY**  
Broker  
C: (812) 498-3335  
jared@breedencommercial.com  
RB23002257, Indiana

# AERIAL MAP

26 WEST BROADWAY STREET | SHELBYVILLE, IN 46176

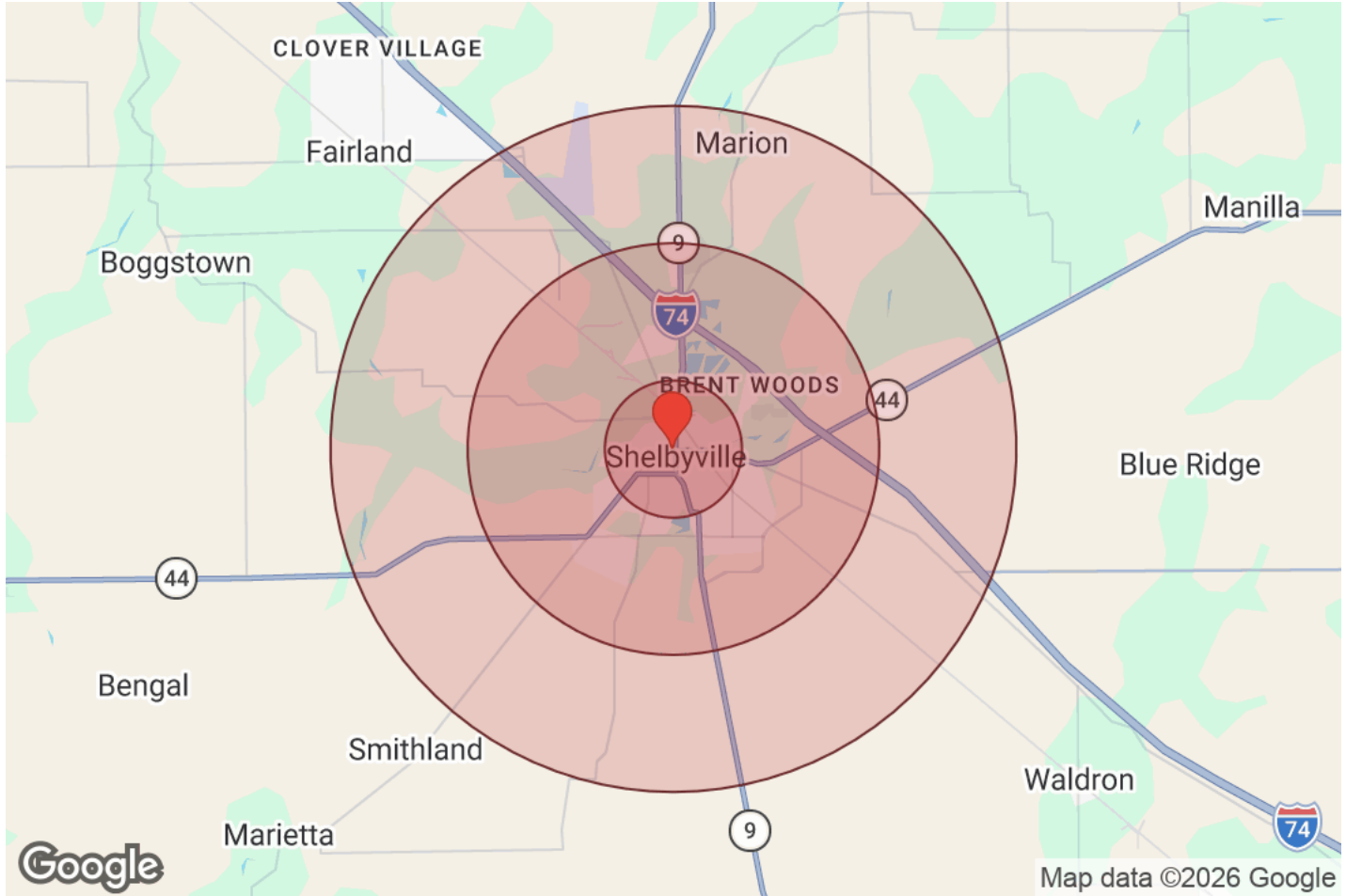


**BREEDEN COMMERCIAL**  
700 Washington Street  
Columbus, IN 47201

**JARED RICHEY**  
Broker  
C: (812) 498-3335  
jared@breedencommercial.com  
RB23002257, Indiana

# DEMOGRAPHICS

26 WEST BROADWAY STREET | SHELBYVILLE, IN 46176



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,069	11,840	13,097
Female	5,099	11,709	12,895
Total Population	10,168	23,549	25,992

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,868	20,019	22,270
Black	257	631	663
Am In/AK Nat	8	19	21
Hawaiian	N/A	2	3
Hispanic	735	1,962	2,059
Asian	83	469	494
Multiracial	209	436	470
Other	7	14	13

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,708	10,555	11,618
Occupied	4,259	9,757	10,753
Owner Occupied	2,112	5,620	6,440
Renter Occupied	2,147	4,137	4,313
Vacant	449	798	865

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,932	4,541	4,957
Ages 15 - 24	1,306	2,882	3,130
Ages 25 - 54	4,078	9,100	9,912
Ages 55 - 64	1,310	2,891	3,239
Ages 65+	1,544	4,135	4,751

Income	1 Mile	3 Miles	5 Miles
Median	\$53,146	\$61,201	\$63,855
Under \$15k	649	994	1,049
\$15k - \$25k	344	704	732
\$25k - \$35k	419	899	961
\$35k - \$50k	595	1,208	1,305
\$50k - \$75k	683	1,955	2,126
\$75k - \$100k	564	1,250	1,371
\$100k - \$150k	572	1,631	1,857
\$150k - \$200k	192	603	741
Over \$200k	239	513	612

# PROFESSIONAL BIO

26 WEST BROADWAY STREET | SHELBYVILLE, IN 46176

## JARED RICHEY

Broker



---

Breeden Commercial  
700 Washington Street  
Columbus, IN 47201  
C: (812) 498-3335  
jared@breedencommercial.com  
RB23002257, Indiana

Jared Richey is a dynamic professional with a unique blend of technical expertise and entrepreneurial spirit. Equipped with a B.S. in Electrical Engineering from Rose-Hulman Institute of Technology and an M.B.A. from Ball State - Miller School of Business, Jared has seamlessly transitioned from a successful 10-year career as a design engineer in the construction industry to become a thriving entrepreneur and commercial real estate enthusiast. This background equips him with a valuable perspective as he ventures into the world of commercial real estate, providing a unique insight into the technical aspects that can shape successful property ventures.

As a passionate entrepreneur, Jared has successfully navigated the challenges of running multiple small businesses in downtown Columbus and Jackson County, Indiana. This hands-on experience has given him an acute understanding of the needs and aspirations of small business owners, driving his commitment to supporting and enhancing the local business landscape. Originally from Crothersville, IN, Jared made the strategic decision to move to Columbus four years ago to raise his family. As a proud father of two boys, ages 7 and 5, Jared is dedicated to creating a nurturing environment for them to thrive. This commitment to family values extends to his professional life, where he strives to create opportunities and spaces that contribute positively to the community for generations to come.

Jared Richey brings a unique blend of technical acumen, entrepreneurial spirit, and community commitment to the commercial real estate arena. His background in electrical engineering, coupled with a successful entrepreneurial journey, positions him as a valuable asset for clients seeking a professional with a multifaceted understanding of both the technical and business aspects of real estate. With a dedication to community growth and a passion for small business success, Jared is poised to make significant contributions to the commercial real estate landscape in Columbus and beyond.

# DISCLAIMER

26 WEST BROADWAY STREET



All materials and information received or derived from Breedden Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Breedden Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Breedden Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Breedden Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Breedden Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Breedden Commercial in compliance with all applicable fair housing and equal opportunity laws.

## **BREEDEN COMMERCIAL**

700 Washington Street  
Columbus, IN 47201

## *PRESENTED BY:*

### **JARED RICHEY**

Broker

C: (812) 498-3335

jared@breeddencommercial.com

RB23002257, Indiana

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.