



# LEASE

**PRIME RETAIL OPPORTUNITY:  
5,925 SF WITH 1,260 SF  
EXCLUSIVE PATIO**

Open your restaurant near Publix! The Pointe Retail Center space features a 5,925 square foot enclosed and built out restaurant space plus a 1,260 square foot patio on the End Cap. Features include excellent parking for patrons with 86 spaces. Building is within Saddlebred Pointe, Shelbyville's newest commercial and mixed-use development. The space is highly visible for anyone traveling on The Pointe Blvd to visit Publix or from the Ardmore Crossings Neighborhood along Watson Way. Property will also have access to US-60 Shelbyville Road from Watson Way through a recently approved road. Property is adjacent to the recently announced Publix in Shelbyville and Saddlebred Pointe Apartments (284 class A units). Other neighboring businesses include Hewlett Family Dental, Shelbyville Pharmacy, and Infinity Nail Spa.

- **Highly visible**
- **New construction**
- **Full build out**
- **86 parking spaces**
- **Patio on End Cap**

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**The Space:** A 5,925 SF rentable/usable end-cap unit.

**Outdoor Feature:** Includes a signature 1,260 SF patio.

**Location:** Situated within The Pointe Retail Center at Saddlebred Pointe

**Immediate Neighbors:** Directly adjacent to the new Shelbyville Publix and the Saddlebred Pointe Apartments (284 units).

**Technical Specs:** A Class A masonry/brick building completed in 2026.

**Infrastructure:** Features Natural Gas heat, Fiber Optic internet, and an Engineered HVAC system.

**Parking & Access:** Includes 86 surface parking spaces and recently approved road access to US-60 via Watson Way.

**Signage:** High-visibility branding is available on both the building and a monument sign.

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