

FOR SALE | PRIME DEVELOPMENT LAND 1 – 22+ ACRES

NEC & SEC of
IN STATE ROAD 60
at AMERICAN WAY
SELLERSBURG, IN
47172

RETAIL | RESTAURANT | MULTI-FAMILY | OFFICE | MEDICAL
SITUATED IN SELLERSBURG'S TOWN CENTER CORRIDOR

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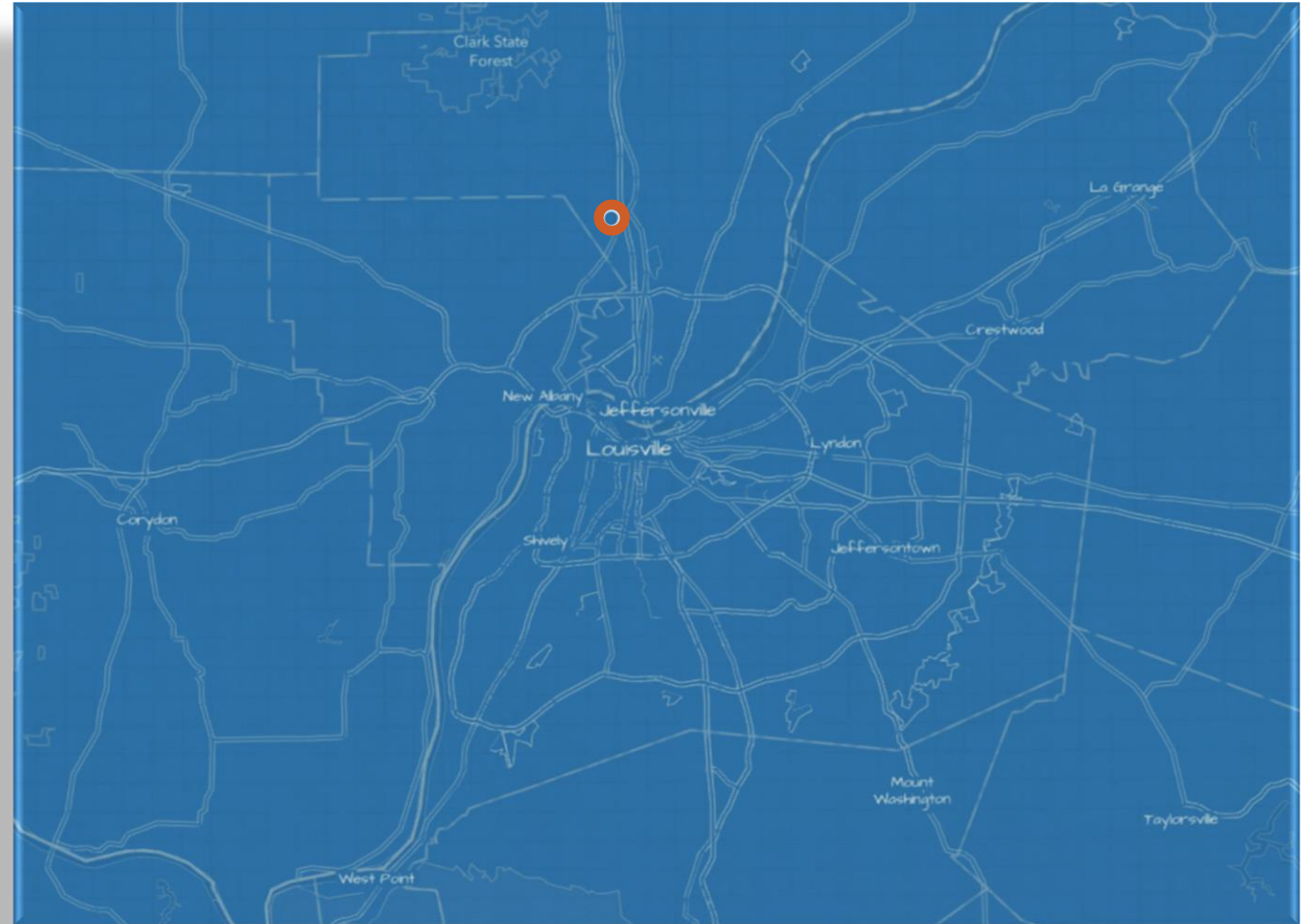
Sellersburg Town Center District |

IN State Road 60 at American Way
Sellersburg, IN 47172

Trade Area Overview:

Position your next project at the heart of Sellersburg's emerging Town Center district. This 22+ acre, multi-parcel assemblage spans the northeast and southeast corners of American Way and Indiana State Road 60, offering prominent frontage, excellent access, and flexible subdivision potential to accommodate outparcels, retail, restaurant, medical, office, hospitality, or mixed-use concepts.

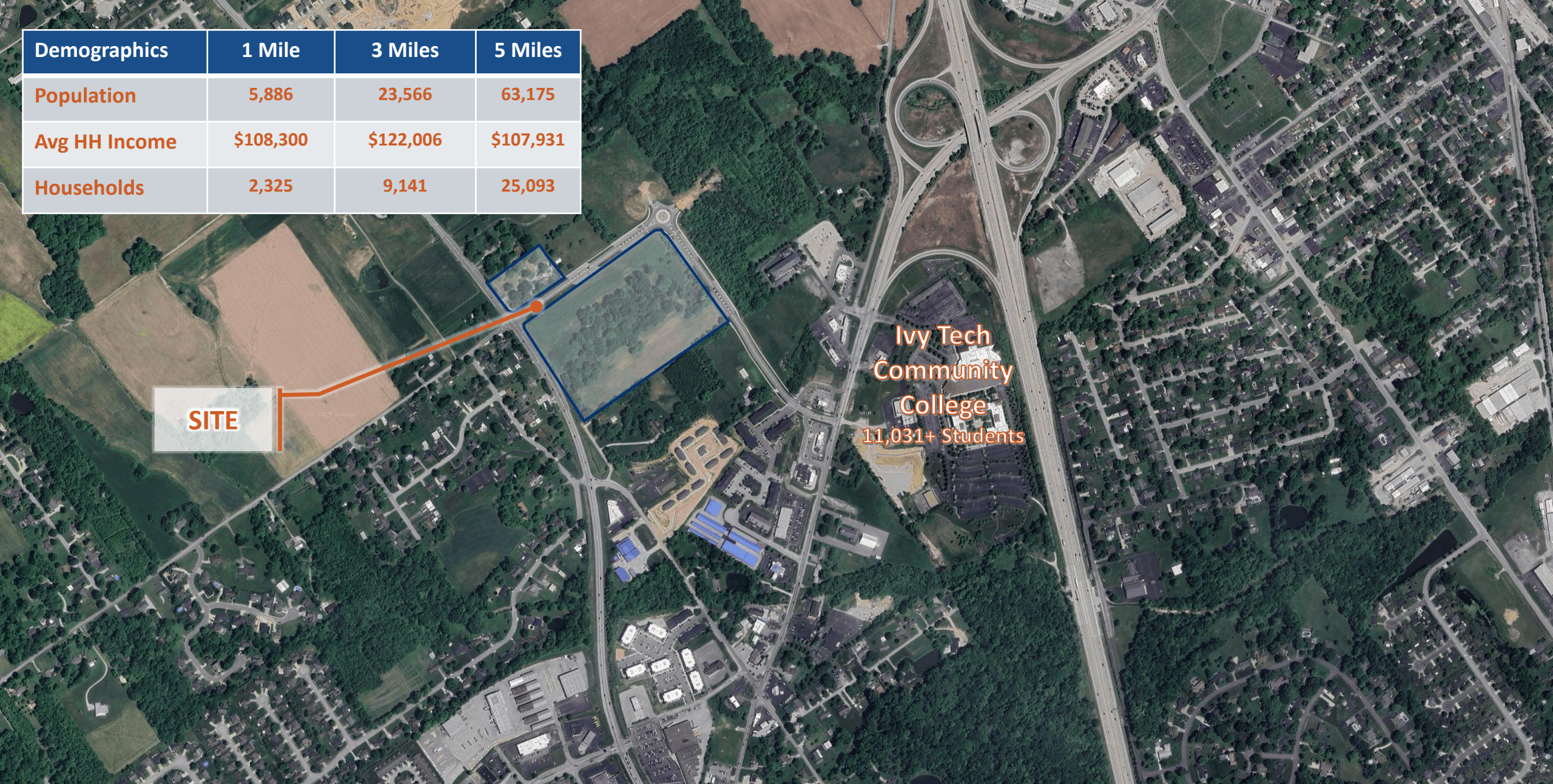
- **Corner presence on SR-60 & American Way** with immediate connectivity to Camp Run Pkwy and CR-311—an area the Town is actively shaping into a pedestrian-friendly main-street environment with sidewalks, on-street parking, and a modern roundabout.
- The **Louisville MSA** population reached **~1.394 million in 2024**, continuing a steady upward trend that supports retail and services expansion throughout Southern Indiana.
- Southern Indiana's industrial and employment base is surging—anchored by **River Ridge Commerce Center**, which generated **\$3.04B in economic output in 2024** and supports **~19,471 jobs** across the region.
- Momentum continues with major announcements such as **Meta's \$800M, ~700,000 SF data center in Jeffersonville (targeted to open 2026)**, reinforcing long-term demand for housing, services, and amenities on the Indiana side of the river.
- **Fast-growing trade area:** Sellersburg's estimated population rose from **9,349 (2020) to 10,057 (2024)**—an increase of roughly **7.6%** in just four years—outpacing many peer suburbs and strengthening daily-needs and destination retail.
- **Visibility + Vision:** Hard-corner frontage on a primary corridor—paired with an adopted comprehensive plan that explicitly prioritizes Town Center growth—creates a rare alignment of market demand and policy support.







Demographics	1 Mile	3 Miles	5 Miles
Population	5,886	23,566	63,175
Avg HH Income	\$108,300	\$122,006	\$107,931
Households	2,325	9,141	25,093



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