## Williams Crossing

3132 John Williams Boulevard, Bedford, IN 47421 Lawrence County





### **HIGHLIGHTS**

For Lease County: Lawrence Type: Retail Total SF: 49,958 Year Built: 2006 Market: Bedford

#### **CONTACT**

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Bradley Koltz 419-843-6265 bkoltz@tolsonent.com Williams Crossing, constructed in 2006, is a 49,958 square foot Wal-Mart (one of the busiest in the state of Indiana) shadow anchored center located in Bedford, Indiana-the county seat of Lawrence County. Located just off U.S. Route 50, which sees over 20,000 vehicles per day of commuter traffic, Williams Crossing is well positioned as the dominant center for the market. Other nearby major retailers include Dunham's Sports, Rural King, Lowe's, Big Lots, and Tractor Supply Company, including a new to the area Culver's. Great merchants, ample parking, multiple points of access, as well as pylon signage make Williams Crossing the ideal retail hub for Bedford, Indiana.

#### RETAILERS INCLUDE









Population
Households
Avorago Household Income

Median Household Income (\$)

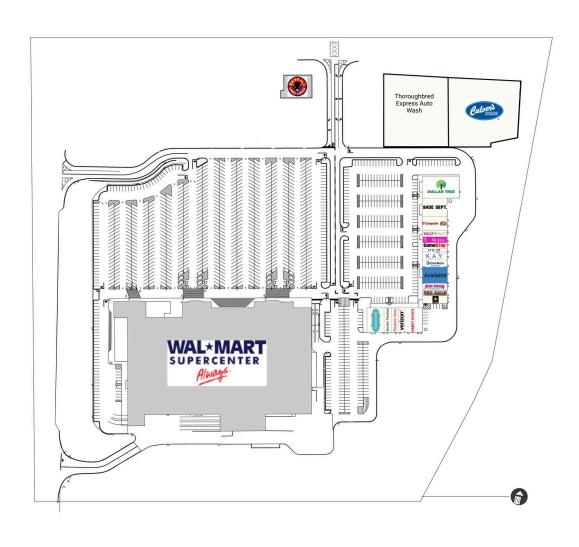
**DEMOGRAPHICS** 

3 MILES	5 MILES	10 MILES
15,380	18,400	41,862
6,716	7,921	17,270
55,743	59,320	67,622
48,175	51,111	55,632

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Outlot 1	Thoroughbred Express Auto Wash		[3108	Available	4,400 SF)
Outlot 2	Culver's		3112	OneMain Financial	1,600 SF
3074	Maurices	4,400 SF	3116	Kay Jewelers	1,993 SF
3078	Smokin Paradise	2,000 SF	3118	Cricket Wireless	1,207 SF
3082	Fantastic Sam's	1,600 SF	3120	GameStop	1,600 SF
3084	Verizon - Bedford Cellular	1,600 SF	3122	T-Mobile	1,600 SF
3092	Hibbett Sports	4,800 SF	3124	Sally Beauty	1,600 SF
3100	United States Army Recruiting	1,558 SF	3126	El Compadre Mexican Restaurant	3,600 SF
3102	Red Nails	1,600 SF	3128	Shoe Dept.	4,800 SF
3104	Penn Station East Coast Subs	1,600 SF	3132	Dollar Tree	8,400 SF