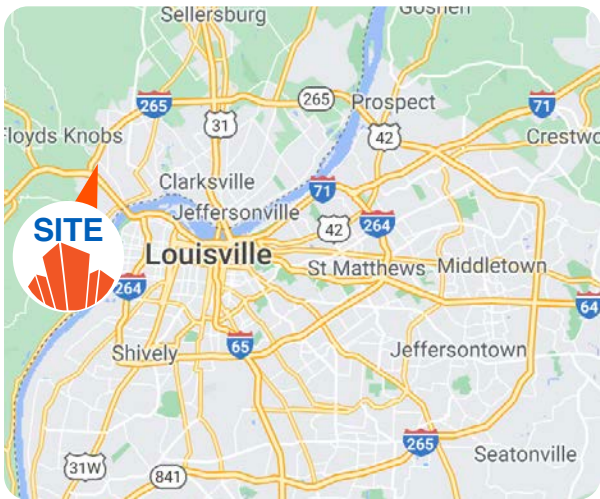




## RETAIL SPACE AVAILABLE

2441 State St., Unit B | New Albany, IN 47150



### LEASE RATE: \$25/SF NNN 1,120 SF± AVAILABLE

- **Prime Location:** Located on bustling State Street in New Albany, IN. Conveniently the first retail center off I-265, nearby access to I-65.
- **Suite Features:** Former office build-out with functional existing layout suitable for a variety of users
- **Nearby Amenities:** Located near a variety of shopping centers, dining options, and other businesses. Thriving commercial corridor in Southern Indiana.
- **Neighbors:** Join a well-mixed center that includes medical, dental, office, food/drink tenants

SETH EDENS  
PHIL RADCLIFF

SESENS@TRIOCPG.COM  
PRADCLIFF@TRIOCPG.COM

(502) 553-4180  
(502) 386-5446

# AERIAL

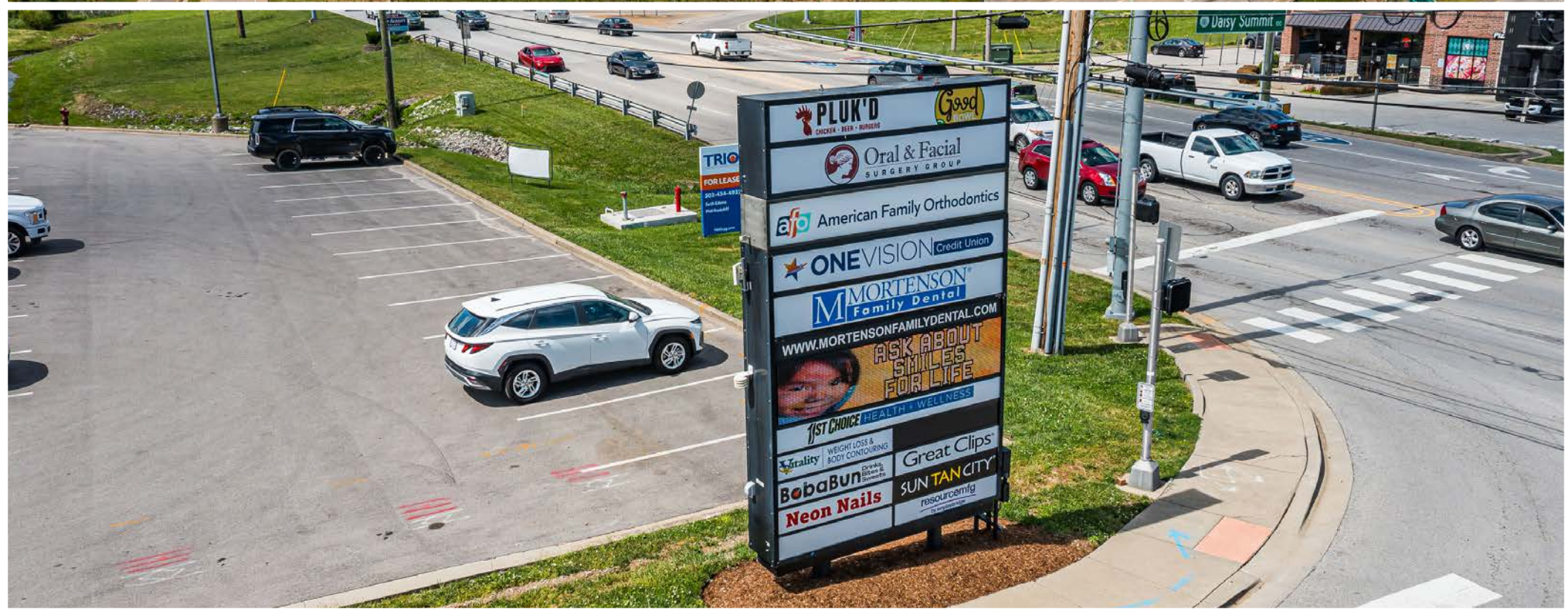
66,770 ADT

27,618 ADT

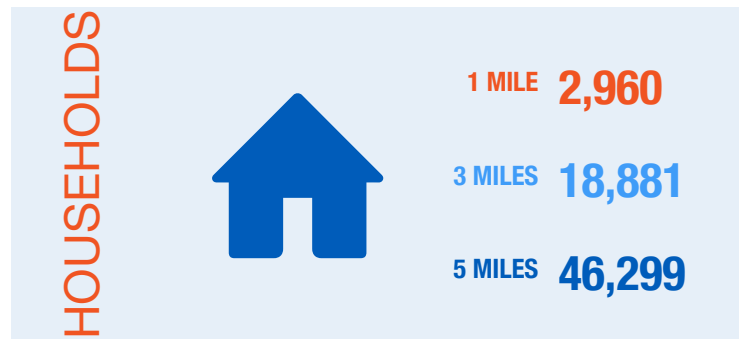
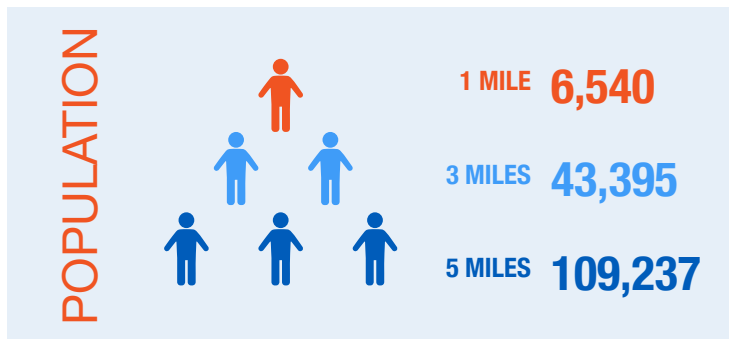


INTERSTATE 265





# DEMOGRAPHICS



## MEDIAN HOUSEHOLD INCOME



## TRAFFIC COUNTS

