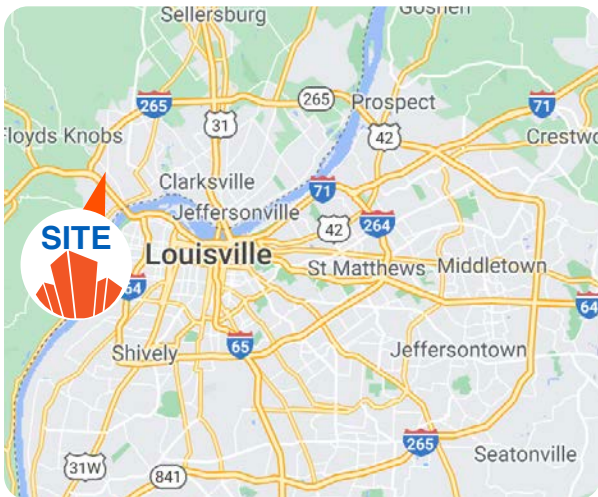




RETAIL SPACE AVAILABLE

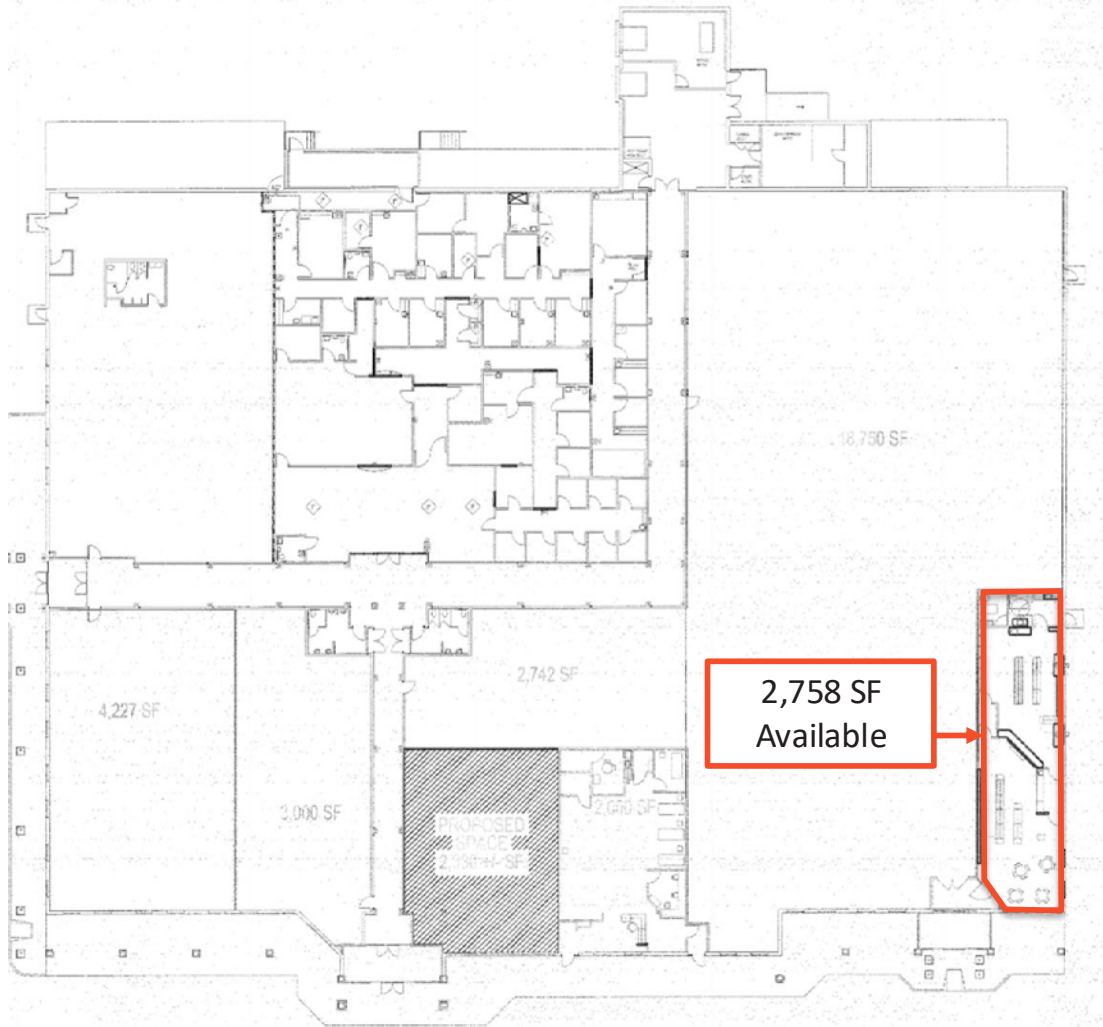
2125 State St. | New Albany, IN 47150



LEASE RATE: ASK AGENT 2,758 SF± AVAILABLE

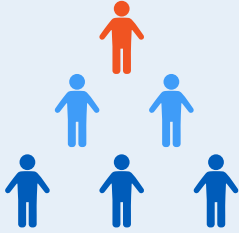
- **Drive-Thru:** Existing drive-thru lane ideal for QSR, coffee, or service-oriented users
- **Location:** Just **0.3 miles from Baptist Health Floyd**—a major regional employer and traffic generator.
- **Visibility:** Prominent frontage along State Street with **28,886 ADT**
- **Site Features:** **Curbside pickup and drop-off areas** supporting efficient customer flow
- **Parking:** Abundant on-site parking for customers and staff
- **Signage:** Pylon signage available for maximum exposure
- **Accessibility:** Convenient access to **I-265**, connecting New Albany to the greater Louisville market

FLOOR PLAN



DEMOGRAPHICS

POPULATION



1 Mile: **8,582**

3 Miles: **46,464**

5 Miles: **116,526**

HOUSEHOLDS



1 Mile: **3,716**

3 Miles: **20,132**

5 Miles: **48,811**

BUSINESSES



1 Mile: **366**

3 Miles: **2,114**

5 Miles: **4,572**

EMPLOYEES



1 Mile: **4,482**

3 Miles: **22,811**

5 Miles: **43,248**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

