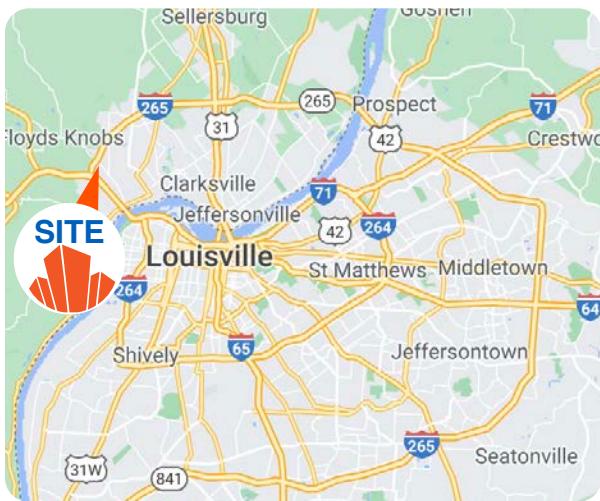




RETAIL SPACE AVAILABLE

2441 State St. | New Albany, IN 47150



LEASE RATE: \$25/SF NNN
1,400 - 7,000 SF± AVAILABLE

- **Prime Location:** Located on bustling State Street in New Albany, IN. Conveniently the first retail center off I-265, which has nearby access to I-65.
- **Suite Features:** Multiple suites available including a large 7,000 square feet of restaurant space with many FF&E components
- **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

SEDEN@TRIOCPG.COM
PRADCLIFF@TRIOCPG.COM

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

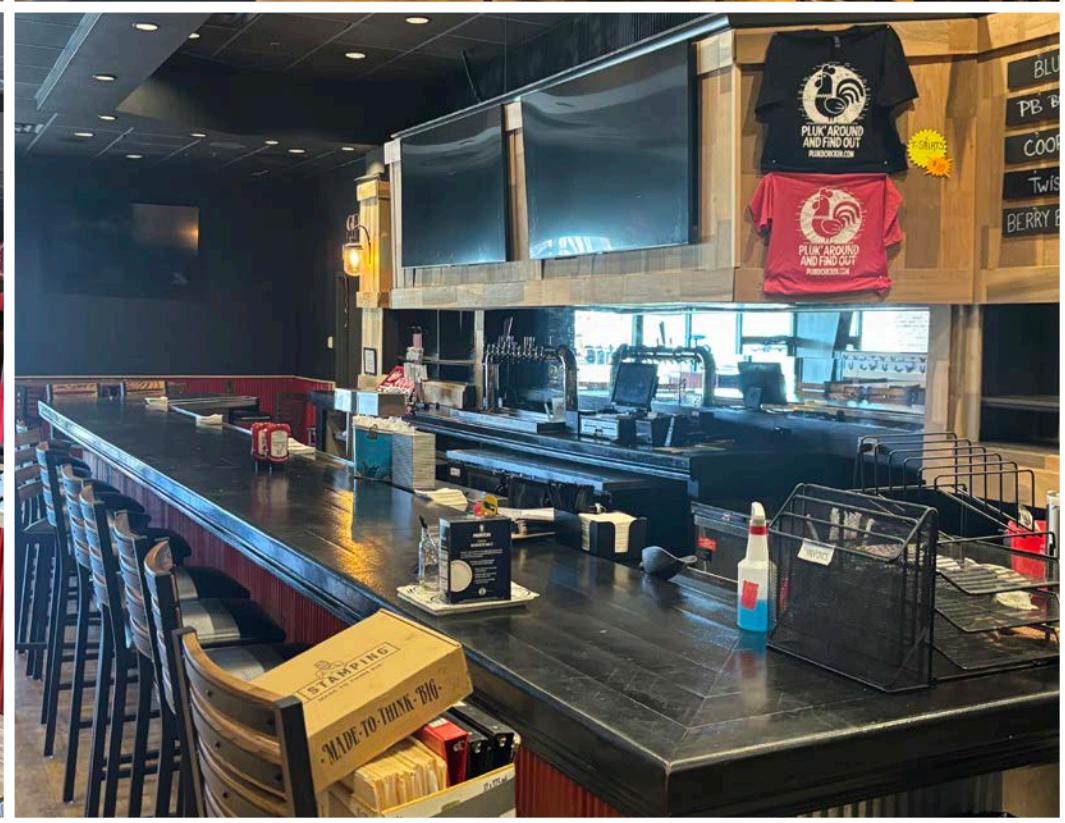
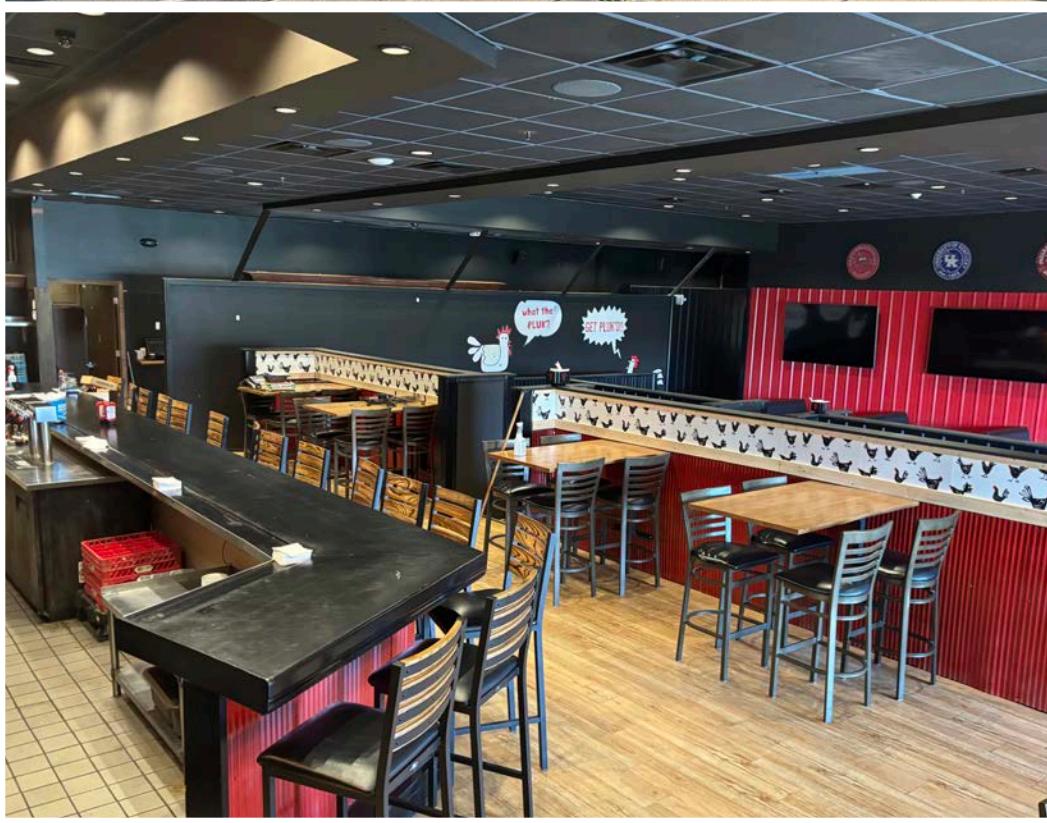
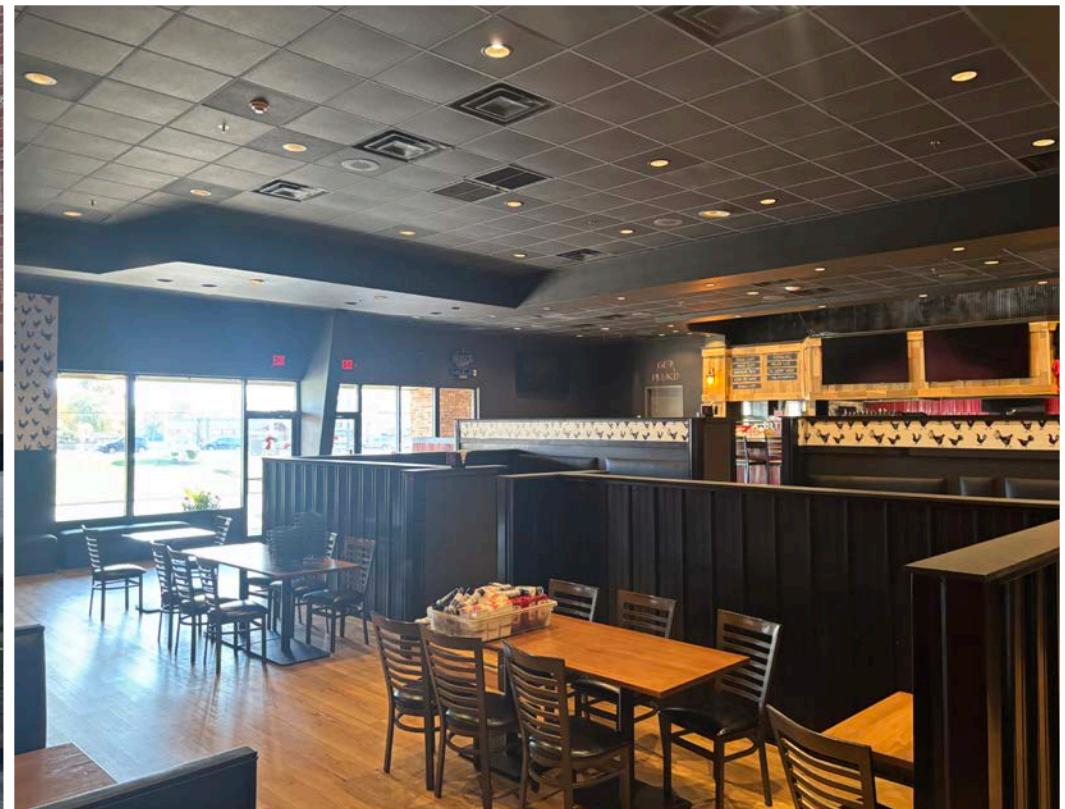
AERIAL



PHOTOS

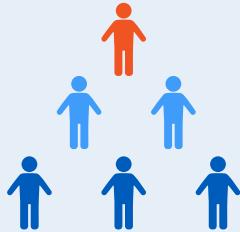


PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **6,540**
3 MILES **43,395**
5 MILES **109,237**

HOUSEHOLDS



1 MILE **2,960**
3 MILES **18,881**
5 MILES **46,299**

BUSINESSES



1 MILE **288**
3 MILES **2,014**
5 MILES **4,109**

EMPLOYEES



1 MILE **3,663**
3 MILES **23,208**
5 MILES **39,898**

MEDIAN HOUSEHOLD INCOME



1 MILE

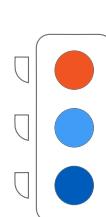


3 MILES



5 MILES

TRAFFIC COUNTS



STATE ST
27,618 ADT
I-265
66,770 ADT

