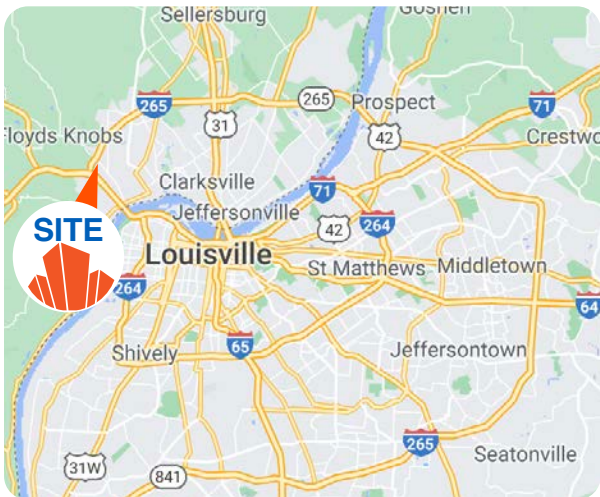




**2ND GENERATION  
RESTAURANT SPACE**

## RESTAURANT SPACE AVAILABLE

2441 State St. | New Albany, IN 47150



### LEASE RATE: \$25/SF NNN 5,000 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:** Large 5,000 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

SESENS@TRIOCPG.COM  
PRADCLIFF@TRIOCPG.COM

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

# AERIAL

66,770 ADT

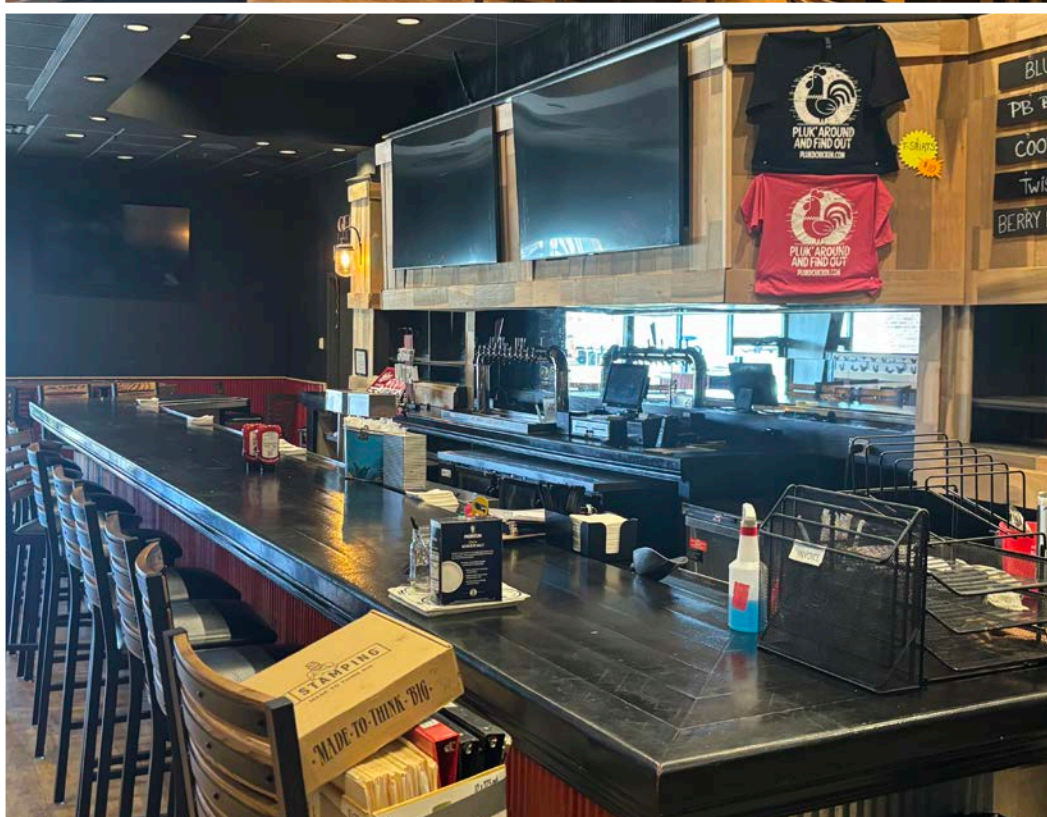
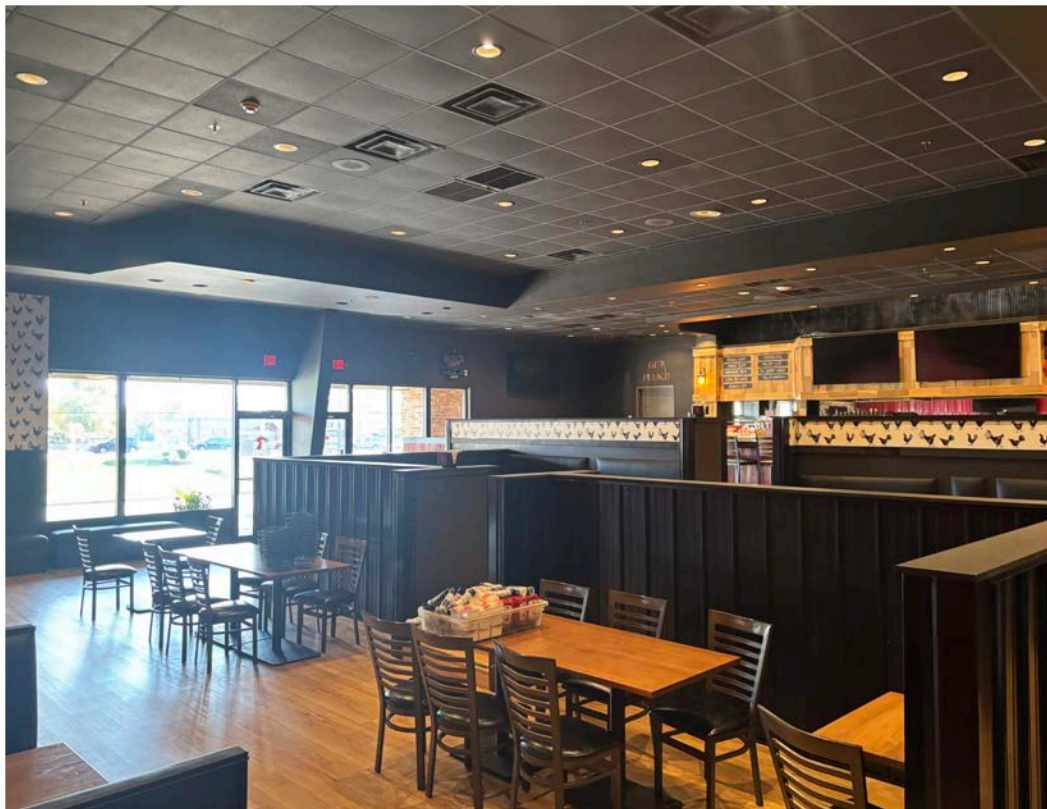
27,618 ADT



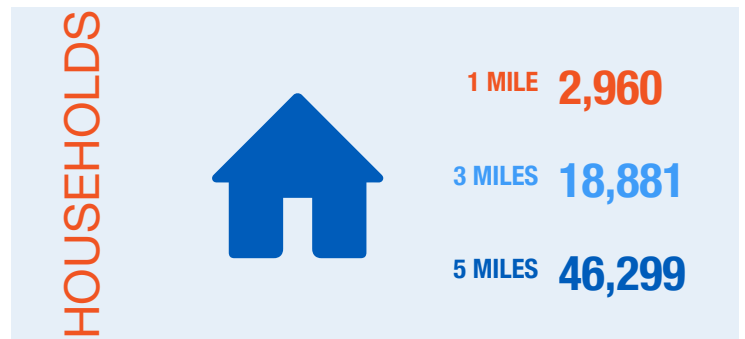
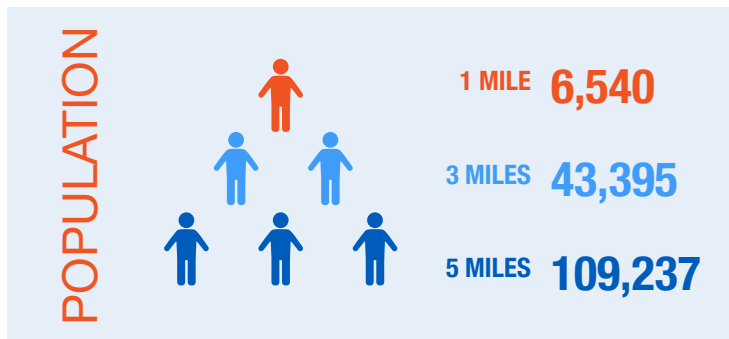
# PHOTOS



# PHOTOS



# DEMOGRAPHICS



## MEDIAN HOUSEHOLD INCOME



## TRAFFIC COUNTS

