



**FOR SALE**

710 PILLSBURY LANE  
NEW ALBANY, INDIANA

**HOGAN**  
REAL ESTATE

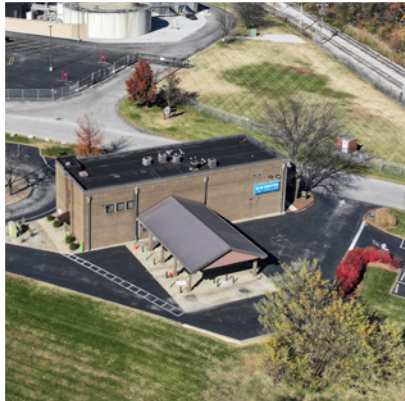
# PROPERTY OVERVIEW

710 PILLSBURY LANE  
NEW ALBANY, INDIANA



- INTERIOR LAYOUT INCLUDES:**
- LOBBY/RECEPTION AREA
  - MULTIPLE PRIVATE OFFICES
    - OPEN WORKSPACES
    - CONFERENCE ROOM(S)
  - BREAKROOM/KITCHENETTE
    - RESTROOMS
  - SECURED VAULT/SAFE ROOM
  - PROPERTY FEATURES DRIVE UP WINDOW

**EXCELLENT OPPORTUNITY**  
for medical  
or professional  
office space



**7,115 ± SF**  
**CLASS B OFFICE**  
On 1.35 Acres Available for Sale



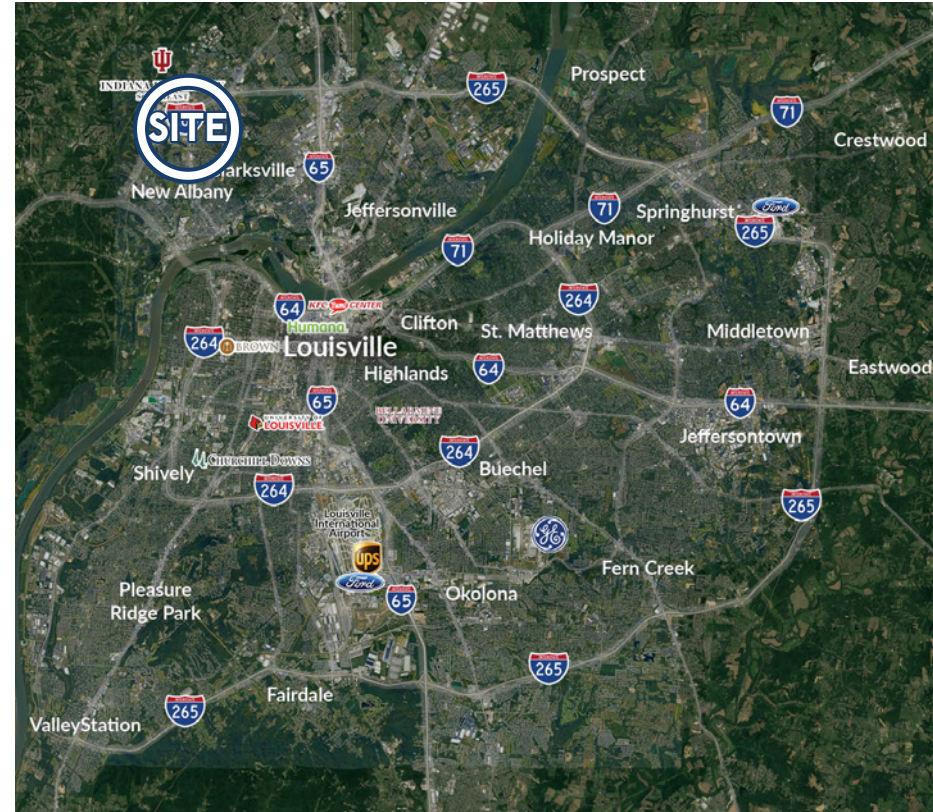
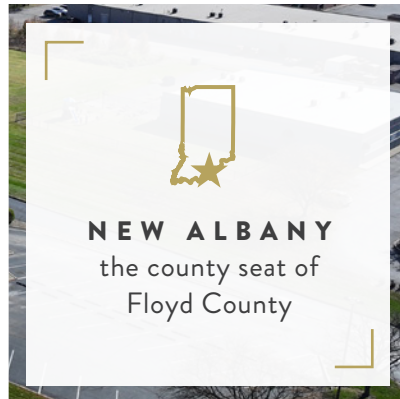
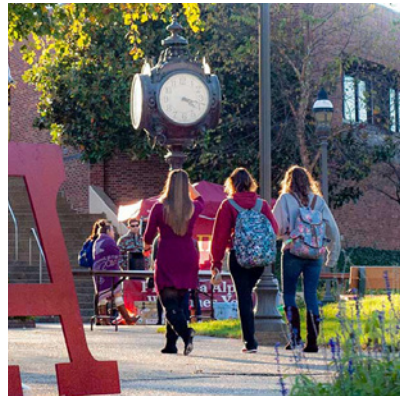
**2 Floor Building**  
**FEATURING ADA**  
Accessible Elevator



**Over 27,000**  
**VEHICLES PER DAY**  
Along Grant Line Road

# LOCATION

710 PILLSBURY LANE  
NEW ALBANY, INDIANA



## Demographics

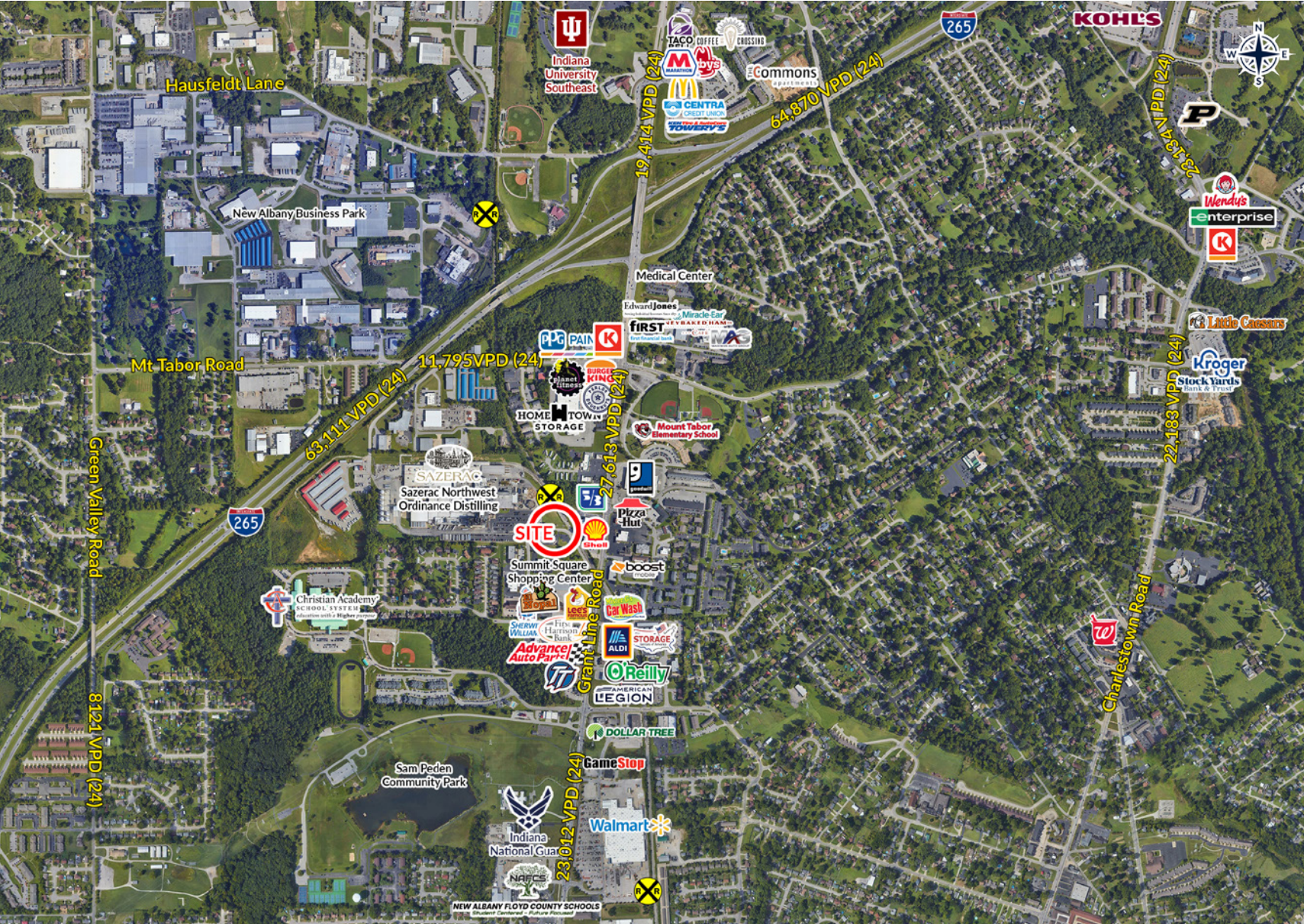
	1 Mile	3 Miles	5 Miles
Population	8,455	59,428	119,120
Median Household Income	\$73,430	\$65,515	\$64,480

## Trade Area

Immediate access to Grant Line Road via two access points  
Minutes to I-265, IU Southeast, Baptist Health Floyd, and downtown New Albany  
Surrounded by medical, educational, financial, and professional office users

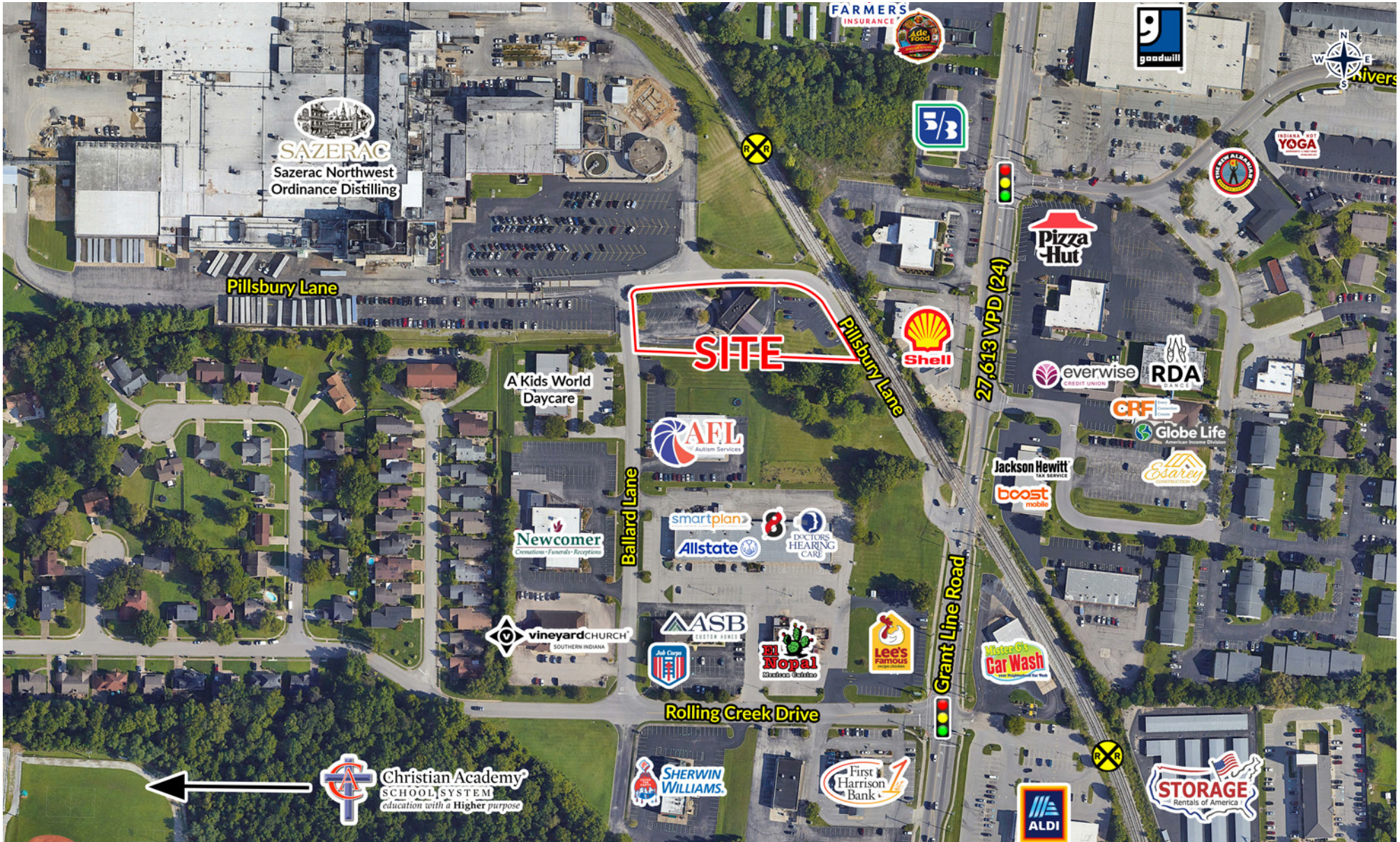
# TRADE AERIAL

710 PILLSBURY LANE  
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# IMMEDIATE AERIAL

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NEW ALBANY, INDIANA



# INTERIOR PHOTOS

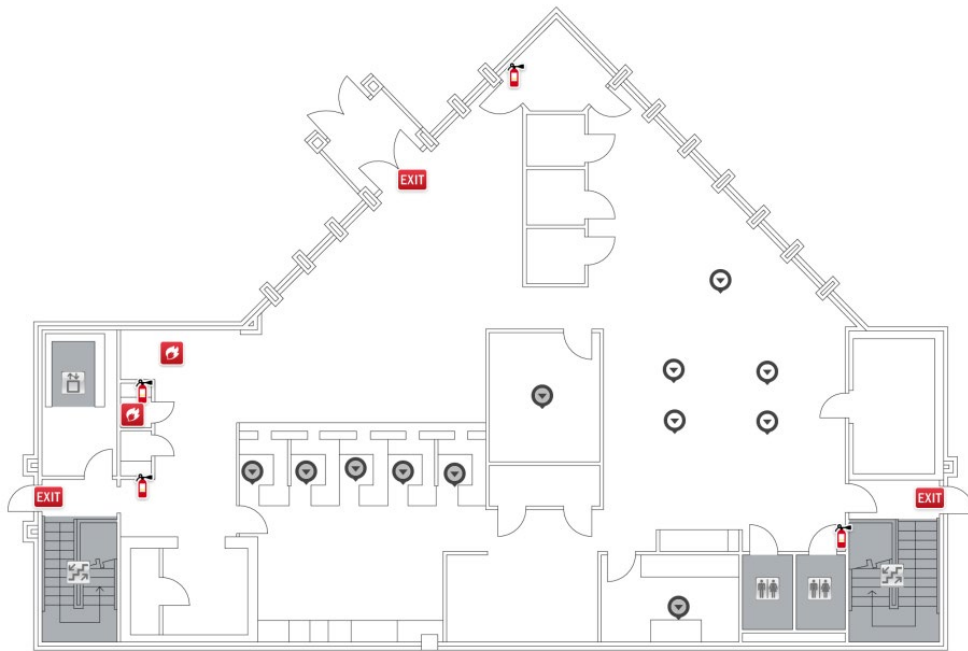
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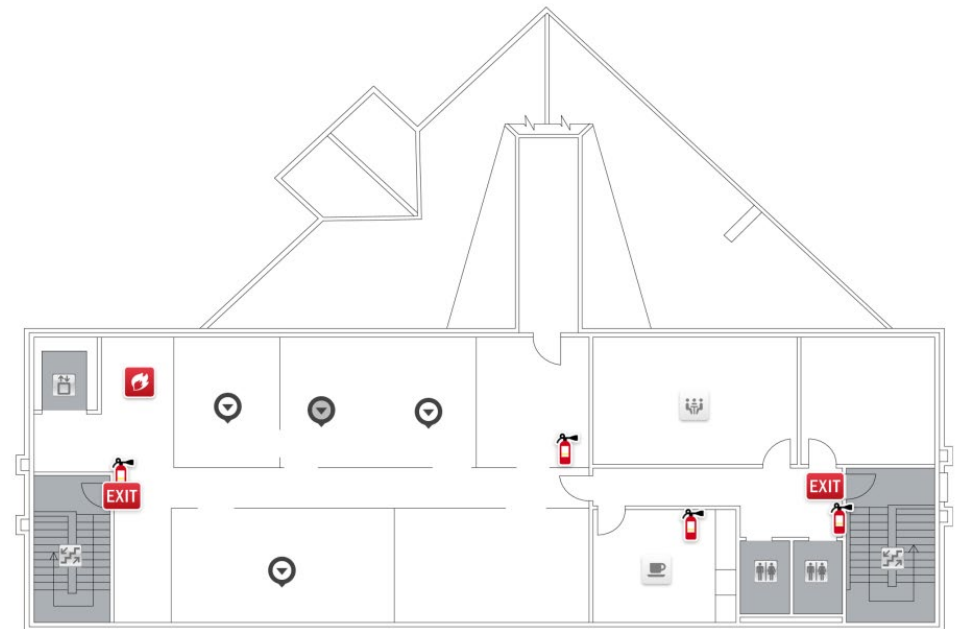
# FLOOR PLANS

710 PILLSBURY LANE  
NEW ALBANY, INDIANA

## FIRST FLOOR



## SECOND FLOOR





## HOGAN REAL ESTATE

### PROPERTY CONTACTS

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