



**Available**  
**13,905 SF | 1.68 Acres**

**11,914 VPD (24)**

**6,097 VPD (23)**

**Vincennes Street**

**East Spring Street**

**FOR LEASE**

**FORMER PHARMACY**  
1702 EAST SPRING STREET, NEW ALBANY, IN

**HOGAN**  
REAL ESTATE

# PROPERTY DESCRIPTION

**FORMER PHARMACY**  
1702 EAST SPRING STREET, NEW ALBANY, IN



## Features

- + 13,905 SF free-standing building with drive-thru and pylon signage
- + Signalized hard corner providing excellent visibility and access via multiple curb cuts
- + Located near New Albany's historic downtown district, home to popular restaurants, local shops, entertainment venues and riverfront attractions
- + Property is surrounded by a dense residential area and within a mile of New Albany High School, Hazelwood Middle school, and S. Ellen Jones Elementary School
- + New Albany is part of the Louisville MSA and its position along I-64 and I-265 allows the city to serve a large regional area



**13,905 ± SF**

**FORMER PHARMACY**  
on 1.68 Acres Available



**Corner Location**

**AT SIGNALIZED INTERSECTION**  
of East Spring St & Vincennes St

## Demographics

	1 Mile	3 Miles	5 Miles
Population	9,802	76,445	165,255
Average Household Income	\$71,112	\$67,545	\$67,050

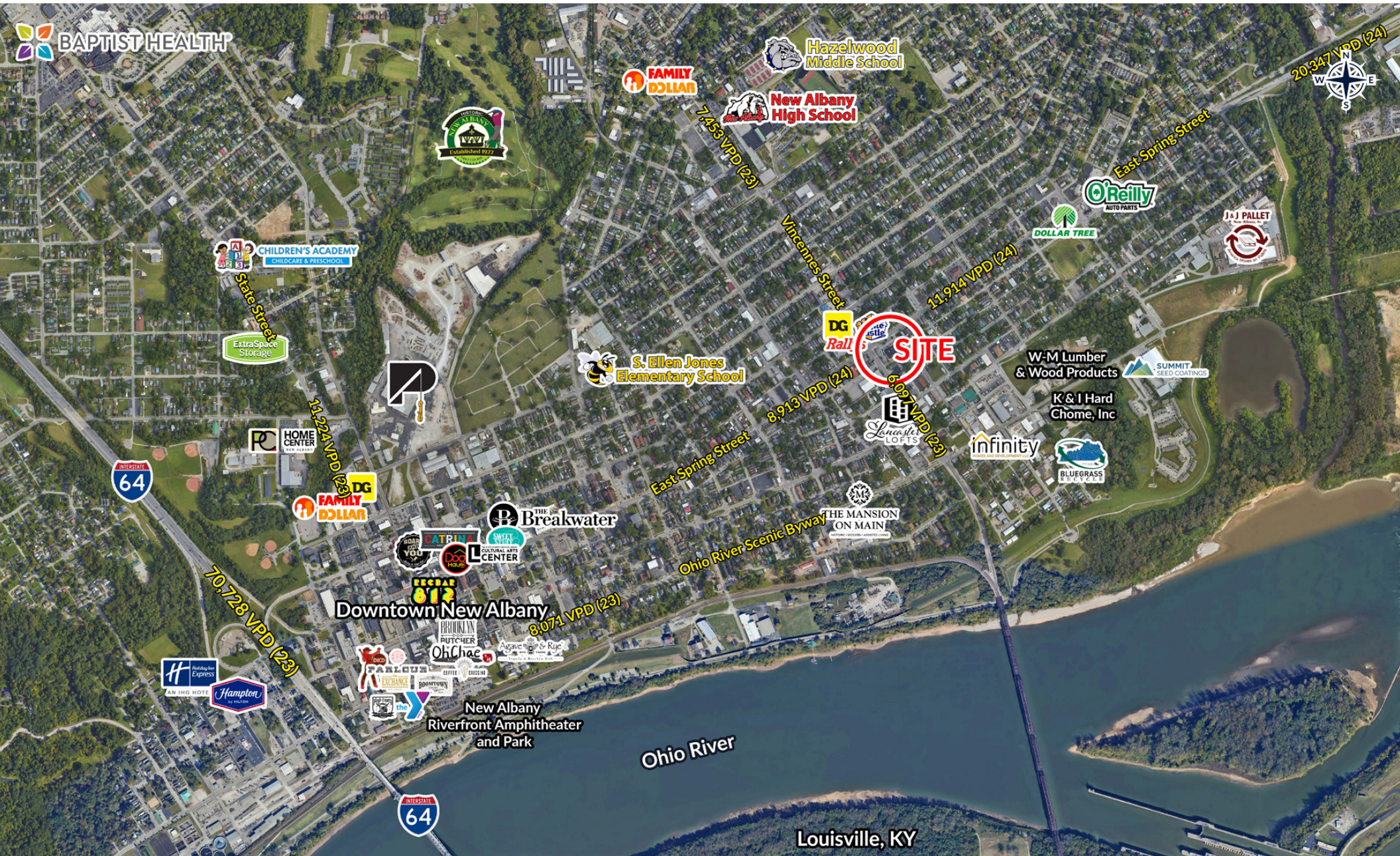
# PROPERTY PHOTOS

FORMER PHARMACY  
1702 EAST SPRING STREET, NEW ALBANY, IN



# SOUTH NEW ALBANY AERIAL

FORMER PHARMACY  
1702 EAST SPRING STREET, NEW ALBANY, IN



# IMMEDIATE AREA AERIAL

FORMER PHARMACY  
1702 EAST SPRING STREET, NEW ALBANY, IN



# HOGAN REAL ESTATE

## PROPERTY CONTACT

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