



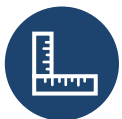
FOR LEASE

4000 TECHNOLOGY AVE
NEW ALBANY, INDIANA

HOGAN
REAL ESTATE

OVERVIEW

4000 TECHNOLOGY AVE
NEW ALBANY, INDIANA



**1,795 ± SF
AVAILABLE**
unfinished shell adjoining
future dental office



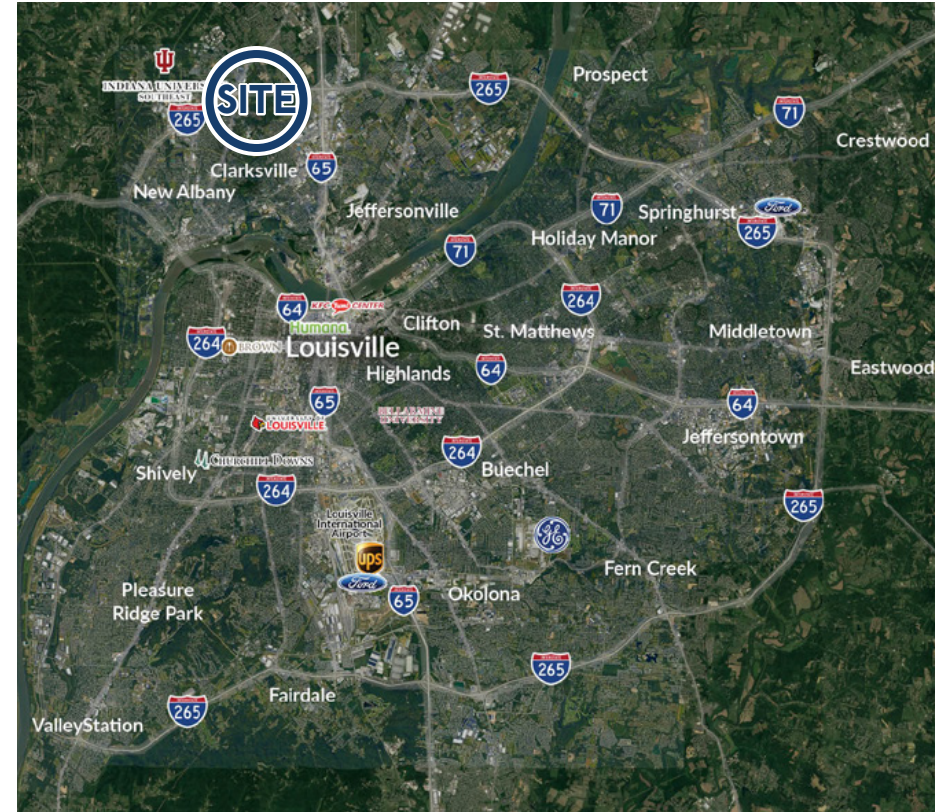
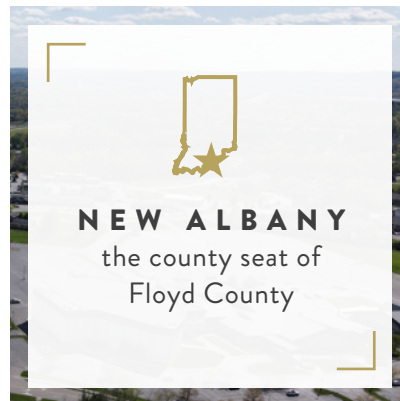
Over 26,900 (22)
VEHICLES PER DAY
on Charlestown Road
in front of site



Excellent Visibility
FROM 1-265
and signalized access
on Charlestown Road

LOCATION

4000 TECHNOLOGY AVE
NEW ALBANY, INDIANA



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,585	51,500	111,004
Average Household Income	\$88,239	\$76,876	\$75,026

Trade Area

Located in affluent Southern Indiana trade area, which also serves the Floyds Knobs market to the west and Sellersburg market to the north

Kohl's, Kroger, Meijer, Mark's Feedstore, Wendy's, Zaxby's, Cattleman's Roadhouse, Dunkin Donuts and other retailers are in the immediate area

SITE PLAN

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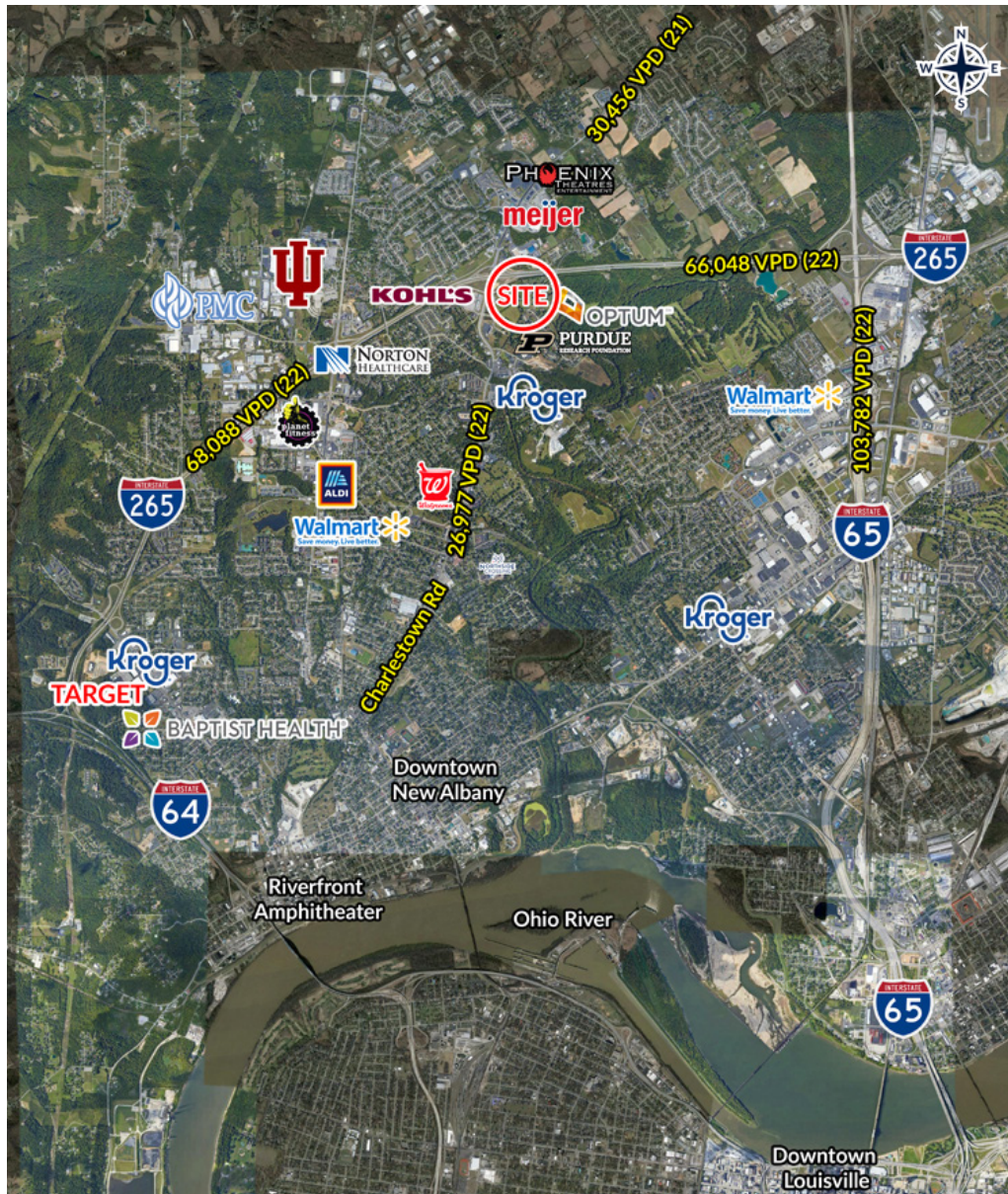
OBLIQUE TRADE AERIAL

4000 TECHNOLOGY AVE
NEW ALBANY, INDIANA



AERIALS

4000 TECHNOLOGY AVE
NEW ALBANY, INDIANA





HOGAN REAL ESTATE

PROPERTY CONTACTS

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