



3,150 ± SF
Available

Awesome Nails

▲ ProRehab
PHYSICAL THERAPY

KABUKI
HIRACHI & RAMER
Express

FOR LEASE

COBBLERS PLACE
NEW ALBANY, INDIANA

HOGAN
REAL ESTATE

OVERVIEW

COBBLERS PLACE
NEW ALBANY, IN



3,150 ± SF
WITH 3-LANE
DRIVE-THRU
available for lease



Over 16,000 (24)
VEHICLES PER DAY
on Charlestown Road
in front of site



Highly Visible
LOCATION AT CORNER
OF CHARLESTOWN RD.
and County Line Rd.

LOCATION

COBBLERS PLACE
NEW ALBANY, IN



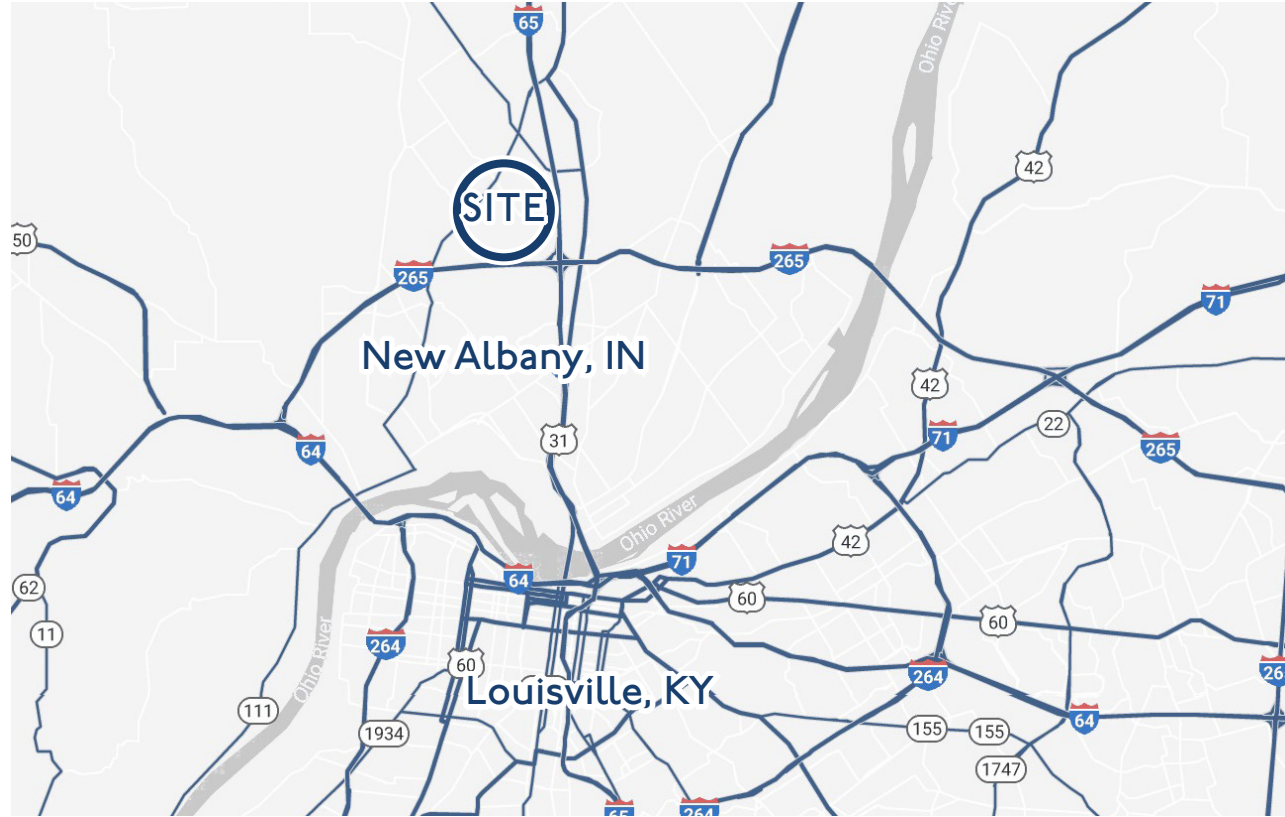
STRONG RESIDENTIAL

base with attractive household income levels



CLOSE PROXIMITY

to Meijer, Aldi, Jay C Foods, Kohl's, and a variety of national & local retailers



Demographics

	1 Mile	3 Miles	5 Miles
Population	6,443	35,649	94,969
Median Household Income	\$110,199	\$80,349	\$76,899

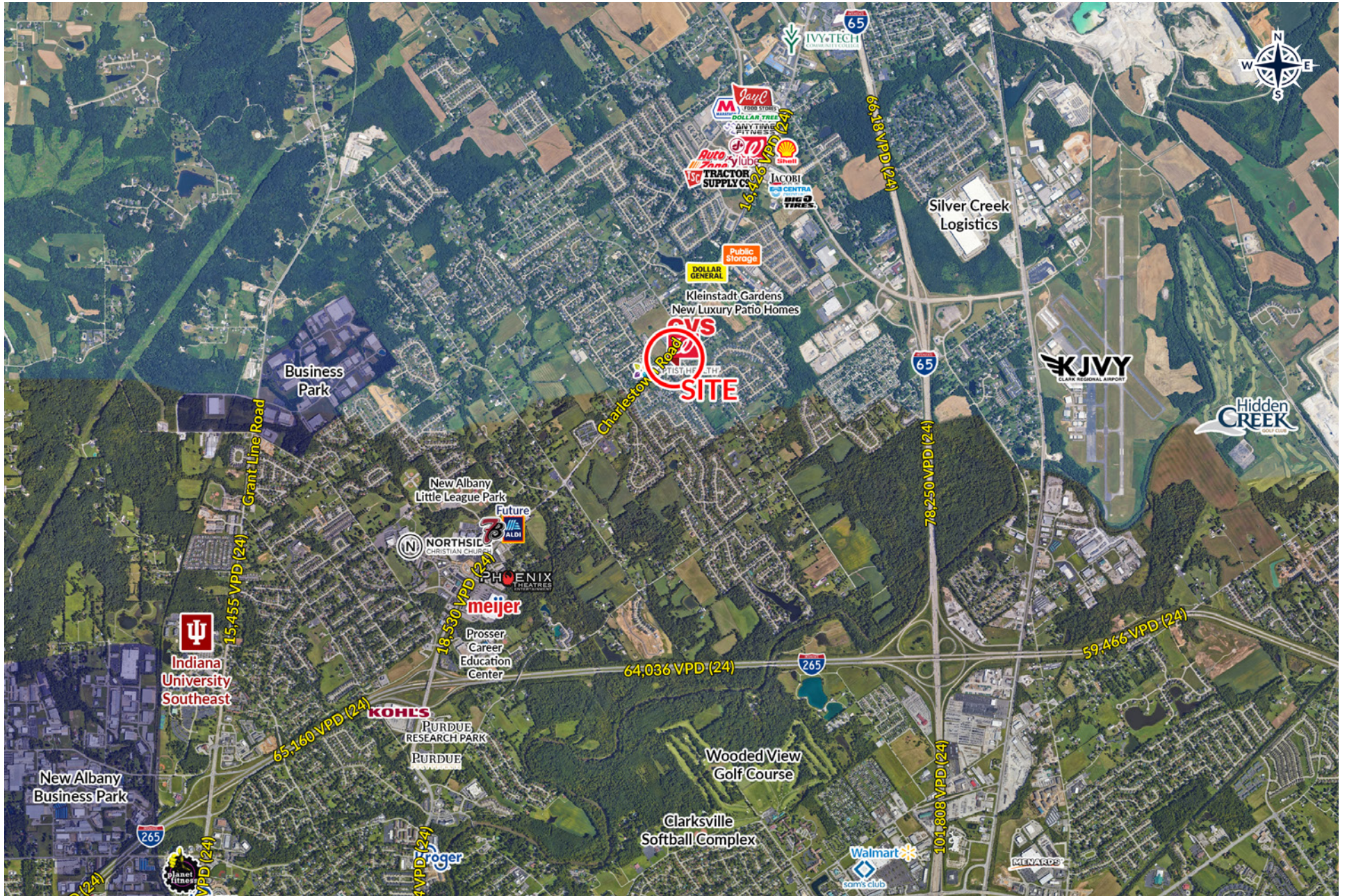
Trade Area

Cobbler's Place is located in north-eastern New Albany, Floyd County, Indiana, at the corner of Charlestown Road (Hwy 311) and County Line Road. The center is perfectly positioned in one of the city's most affluent and fastest growing commercial and residential corridors.

DRONE AERIAL

COBBLERS PLACE
NEW ALBANY, IN





IMMEDIATE AREA AERIAL

COBBLERS PLACE
NEW ALBANY, IN



SITE PLAN

COBBLERS PLACE
NEW ALBANY, IN



3,150 ± SF
Available



HOGAN
REAL ESTATE
PROPERTY CONTACT

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