



0.94 ± Acre

Rolling Creek Drive

Pillsbury Lane

Grant Line Road

27,613 VPD (24)

FOR SALE

3221 & 3217 GRAND LINE RD
NEW ALBANY, INDIANA

HOGAN
REAL ESTATE

PROPERTY OVERVIEW

3221 & 3217 GRAND LINE RD
NEW ALBANY, INDIANA

PRIME OPPORTUNITY
SURROUNDED BY SCHOOLS,
DENSE RESIDENTIAL NEIGHBORHOODS,
AND MAJOR RESTAURANTS AND RETAILERS
INCLUDING WALMART, ALDI, DOLLAR TREE,
AND MORE



0.94 ± Acre
VACANT LOT
Available for Sale



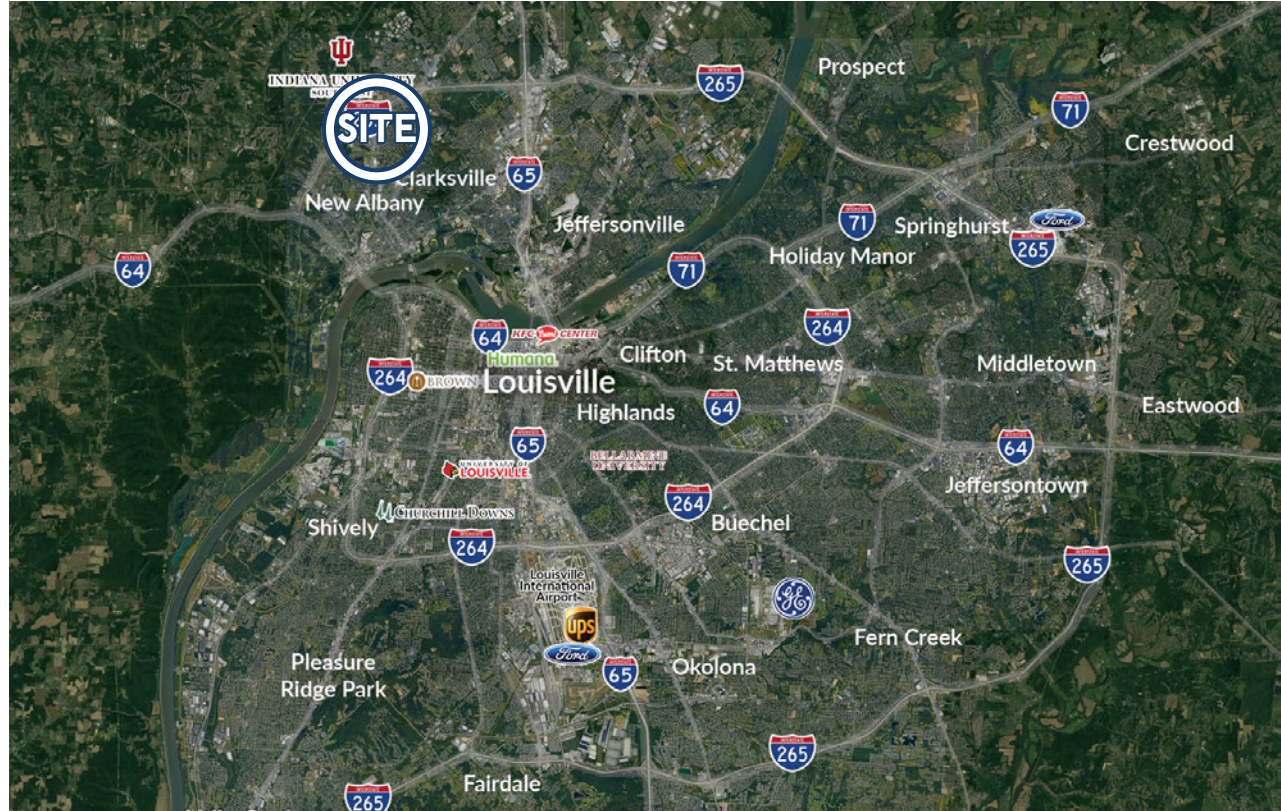
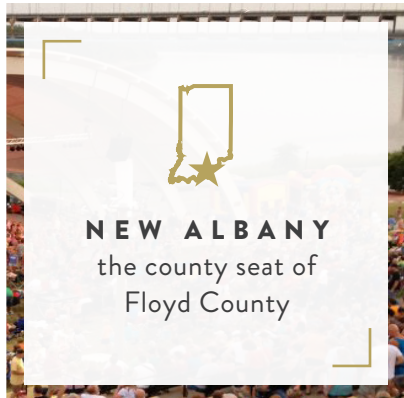
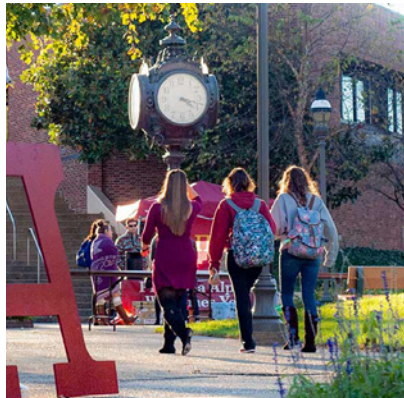
Excellent Visibility
FROM GRANT LINE RD
and Pillsbury Lane



Over 27,000
VEHICLES PER DAY
Along Grant Line Road

LOCATION

3221 & 3217 GRAND LINE RD
NEW ALBANY, INDIANA



Demographics

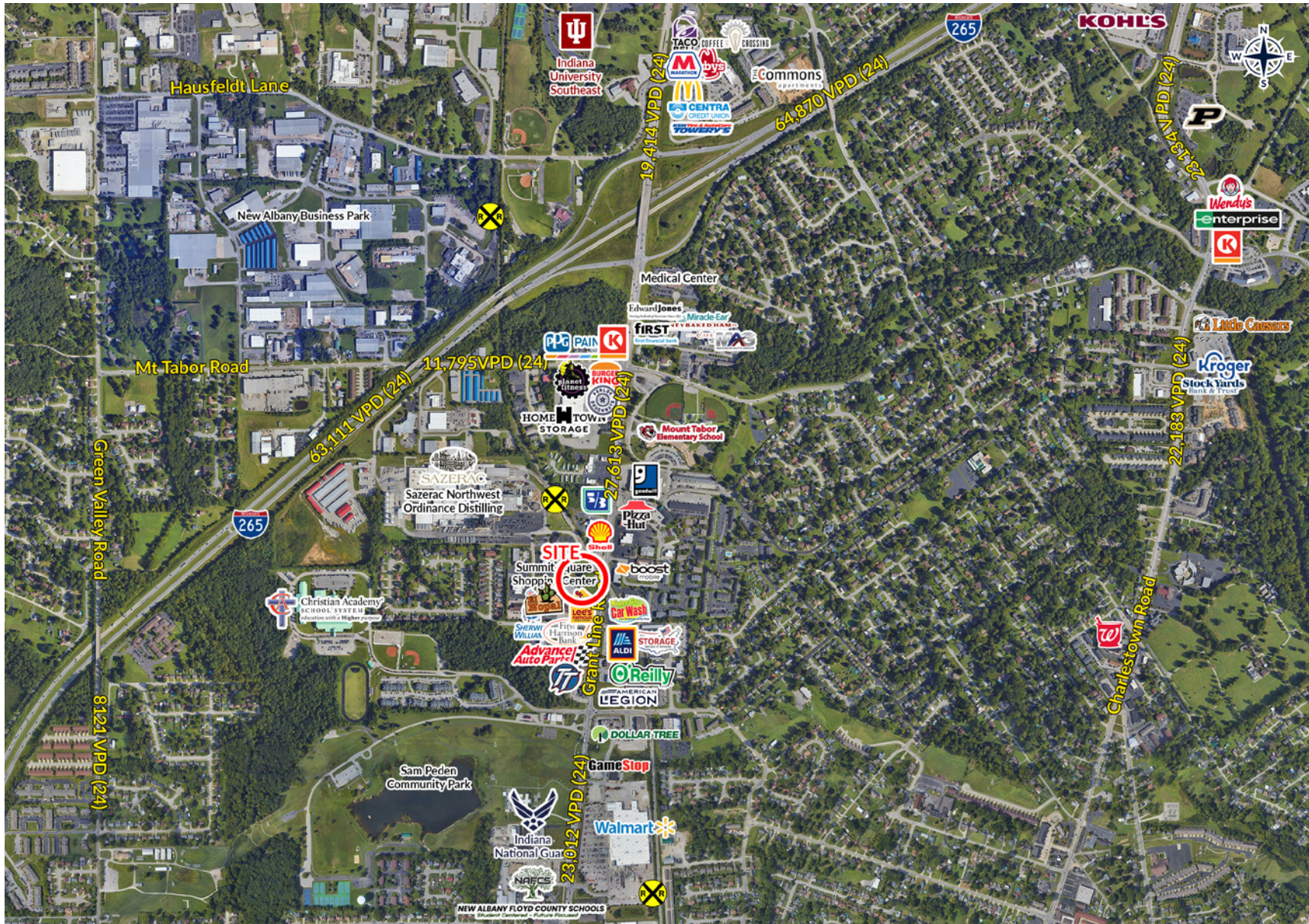
	1 Mile	3 Miles	5 Miles
Population	8,455	59,428	119,120
Median Household Income	\$73,430	\$65,515	\$64,480

Trade Area

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

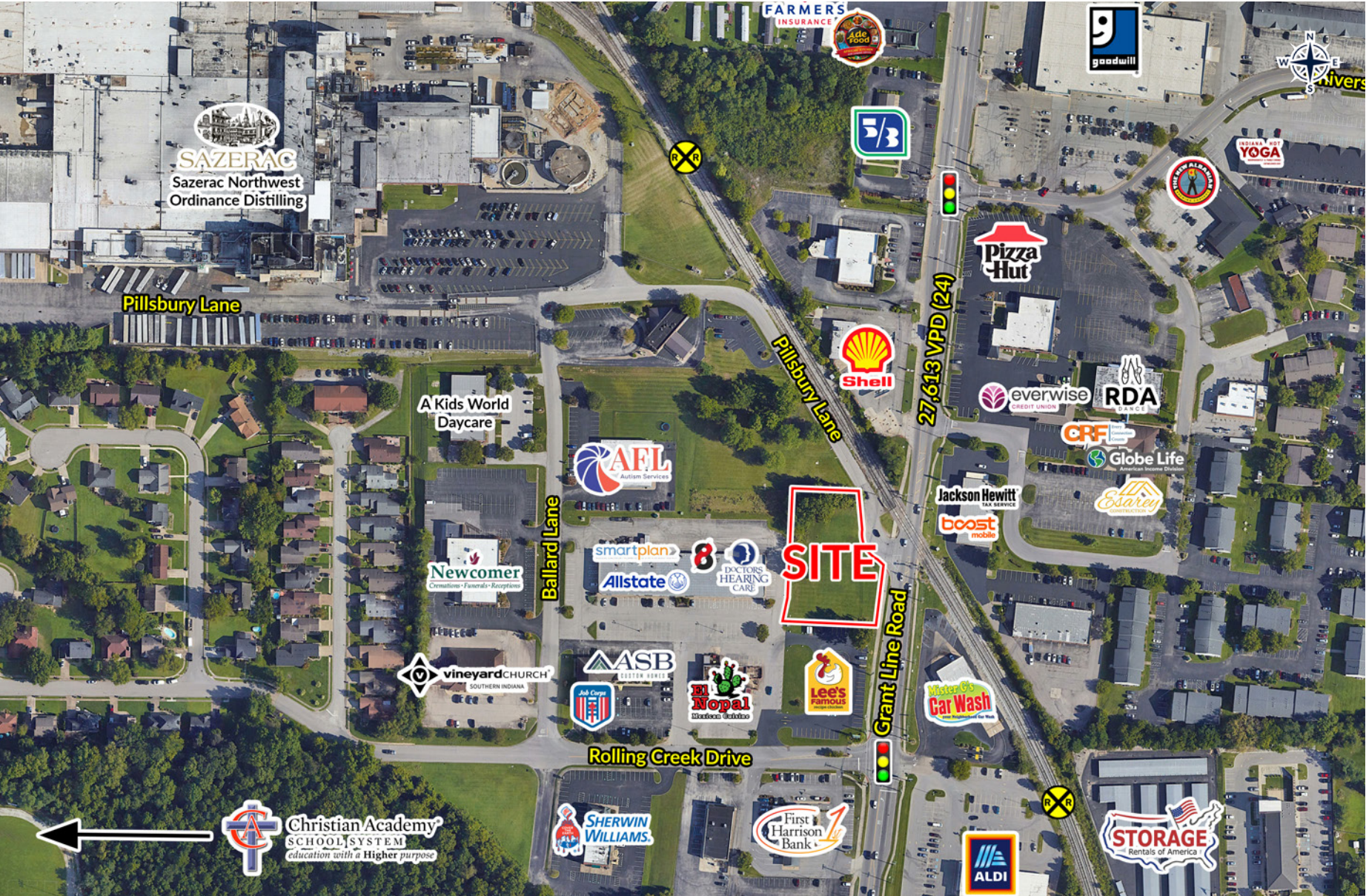
TRADE AERIAL

3221 & 3217 GRAND LINE RD
NEW ALBANY, INDIANA



IMMEDIATE AERIAL

3221 & 3217 GRAND LINE RD
NEW ALBANY, INDIANA





HOGAN REAL ESTATE

PROPERTY CONTACTS

Jim Conklin

D: 502.271.5817

C: 812.972.3259

M: 502.426.1050

F: 502.426.1223

jconklin@hogandev.com

Lawrence Bisig

D: 502.271.5830

C: 502.593.8816

M: 502.426.1050

F: 502.426.1223

lbisig@hogandev.com

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