

FOR SALE OR LEASE

MEDICAL OFFICE/RETAIL WITH EXPANSION LAND

2110 STATE ST, NEW ALBANY, IN 47150



For information please contact:

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MEDICAL OFFICE WITH EXPANSION OPPORTUNITY

This 3,000 SF medical office building is ideally situated on a spacious .88-acre lot in a high-traffic retail corridor, offering both high visibility and convenience with excellent access. The property features a well-designed layout, currently accommodating a range of medical uses, with ample parking for patients and staff. Its prime location ensures excellent foot and vehicle traffic, making it an attractive option for retailers or healthcare providers looking to serve a growing community. With the added benefit of expansion potential with additional acreage, this property offers a unique opportunity to grow your practice or business.

3,000 SQFT OF TURN-KEY MEDICAL OFFICE

STRONG LOCATION WITH EXCELLENT DEMOGRAPHICS

AMPLE PARKING

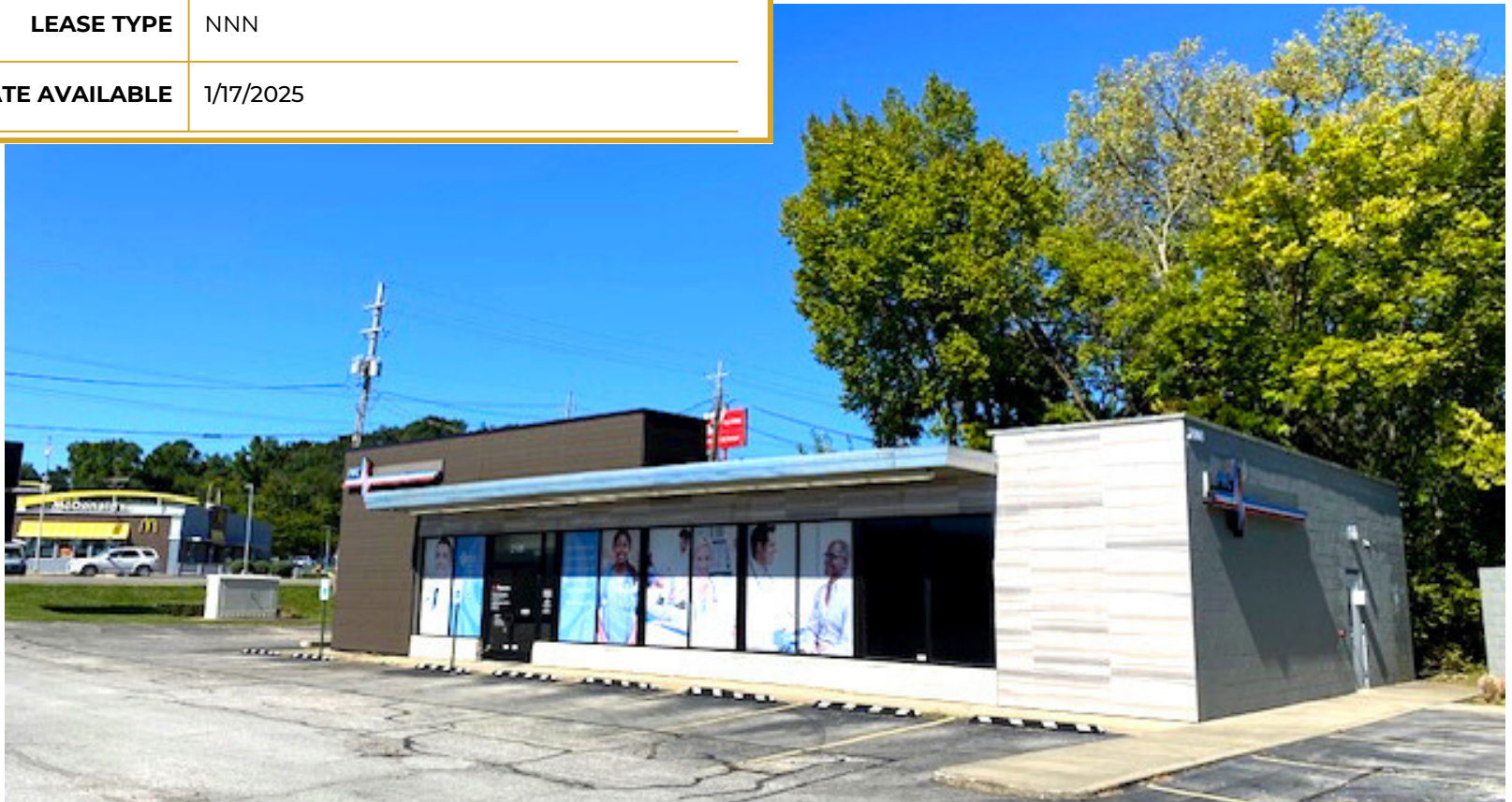
EASE OF INGRESS FROM STATE ST AND GREEN VALLEY RD

.88 ACRE LOT



PRICING INFORMATION

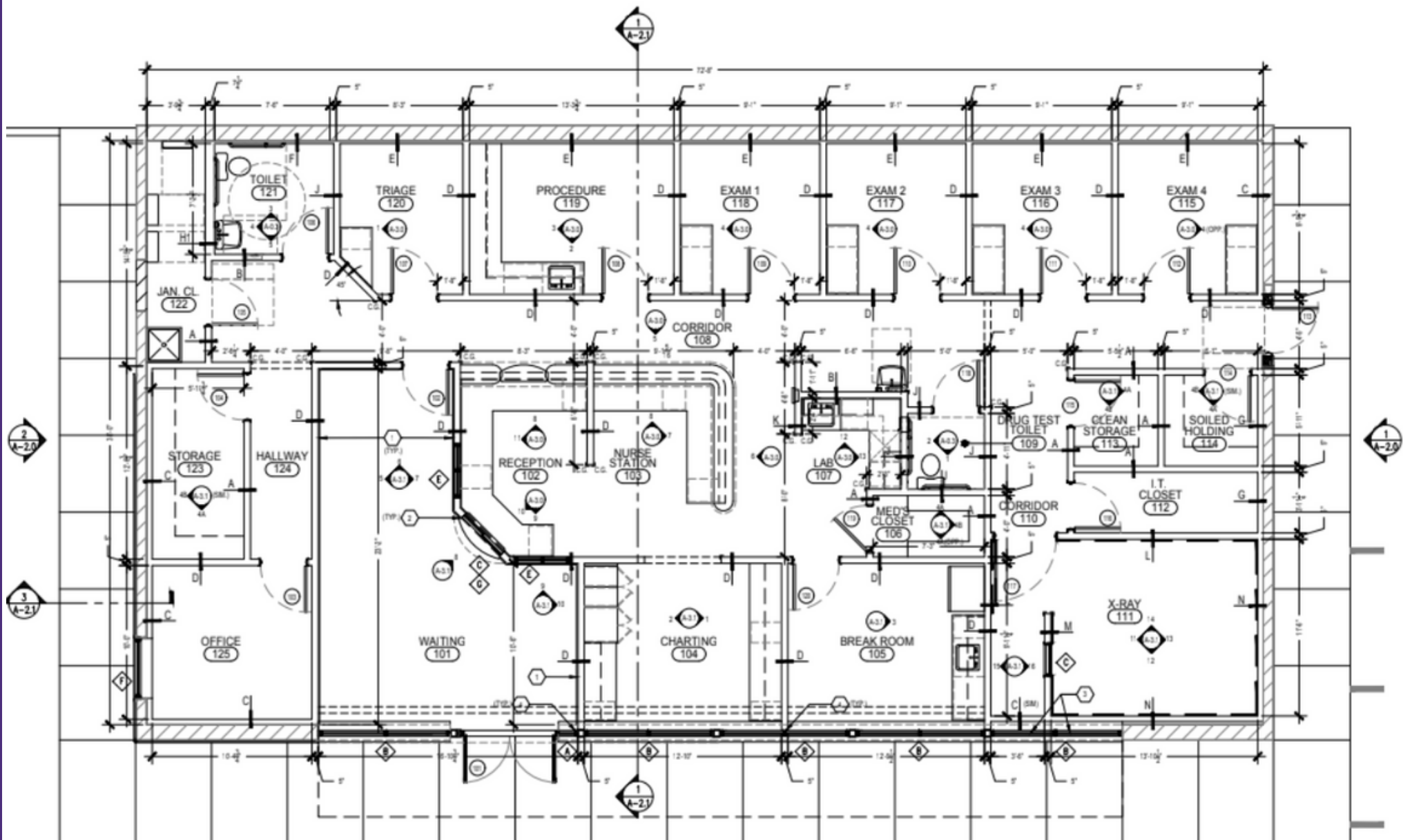
SPACE AVAILABLE	3,000 SF
ASKING PRICE	NEGOTIABLE
LEASE RATE	NEGOTIABLE
LEASE TYPE	NNN
DATE AVAILABLE	1/17/2025



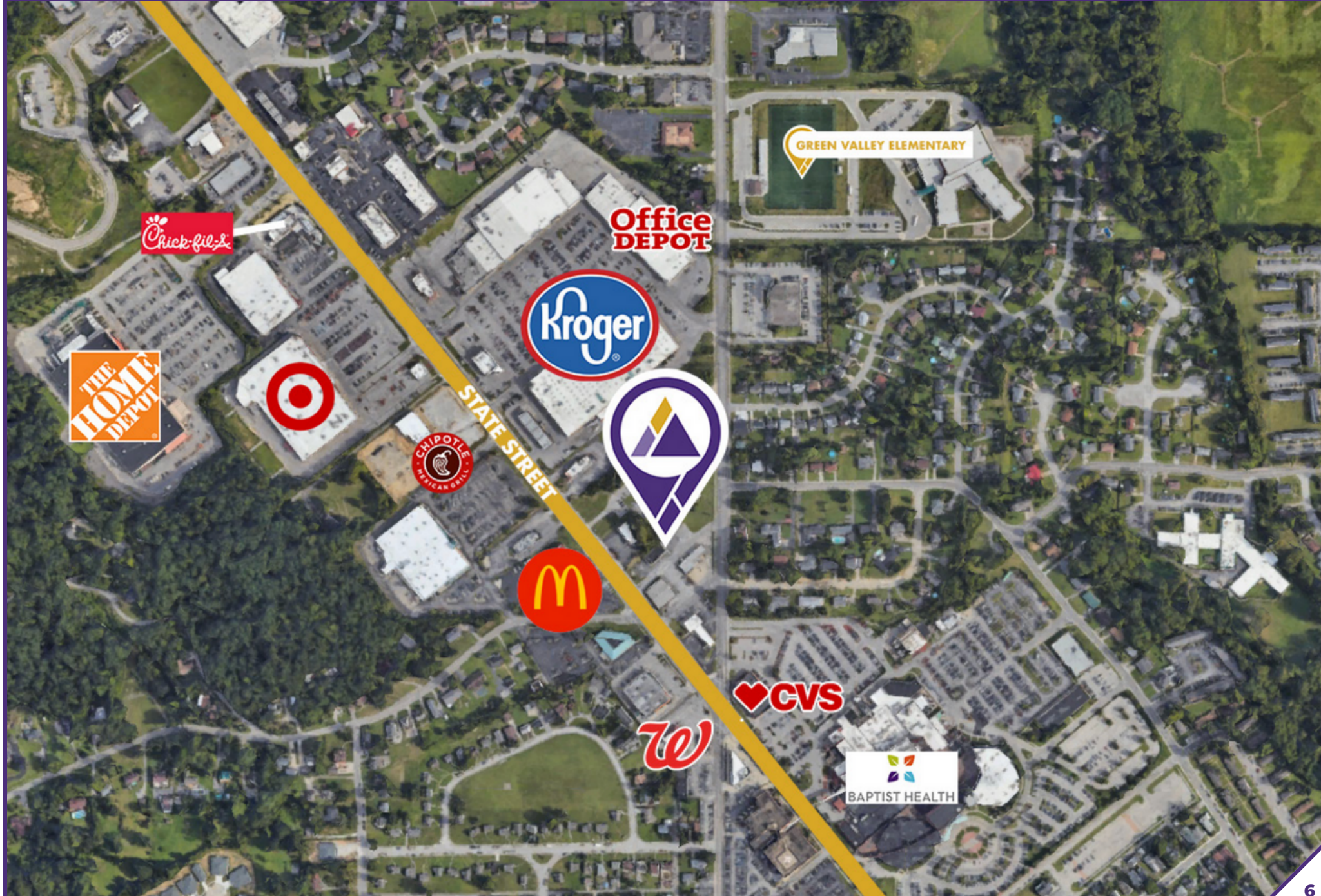
INTERIOR PHOTOS



MEDICAL OFFICE FLOOR PLAN (3,000 SF)



MAP





COMMERCIAL PROPERTY ADVISORS

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