



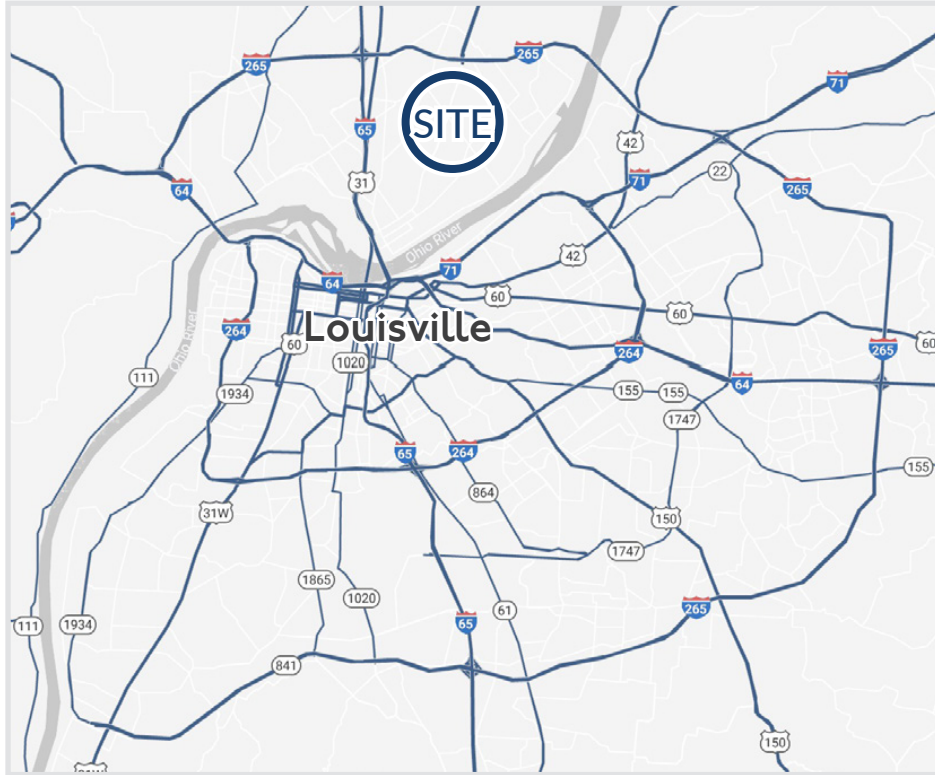
FOR LEASE

2501 ALLISON LANE
JEFFERSONVILLE, IN

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

2501 ALLISON LANE
JEFFERSONVILLE, IN



Features

- + Available for lease: 8,094 ± SF two-story former bank building with a basement on 0.92 acres.
- + The first floor is 2,874 ± SF, the second floor is 2,610 ± SF, and the basement is an additional 2,610 ± SF
- + Existing four-lane drive-thru with excellent visibility along Allison Lane
- + Located directly across from major retail anchors including Kohl's, Meijer, and Rural King
- + Strong traffic counts with 17,817 VPD on Allison Lane and 23,462 VPD at the Allison Lane & 10th Street intersection
- + Convenient access to Interstate 265 and the East End Bridge
- + Centrally positioned within a dominant regional retail trade area just south of River Ridge Commerce Center, a 6,000-acre premier business and manufacturing park
- + Positioned within one of the fastest-growing markets in Southern Indiana
- + Surrounding national retailers include Meijer, Kohl's, Walgreens, and Rural King
- + Significant new residential growth within a three-mile radius ranks among the highest in the Louisville MSA



8,094 ± SF

TWO-STORY BUILDING
with basement



17,817 VPD

ON ALLISON LANE
in front of site

Demographics

	1 Mile	3 Miles	5 Miles
Population	11,605	47,377	115,896
Average Household Income	\$85,768	\$86,920	\$102,974

EXTERIOR PHOTOS

2501 ALLISON LANE
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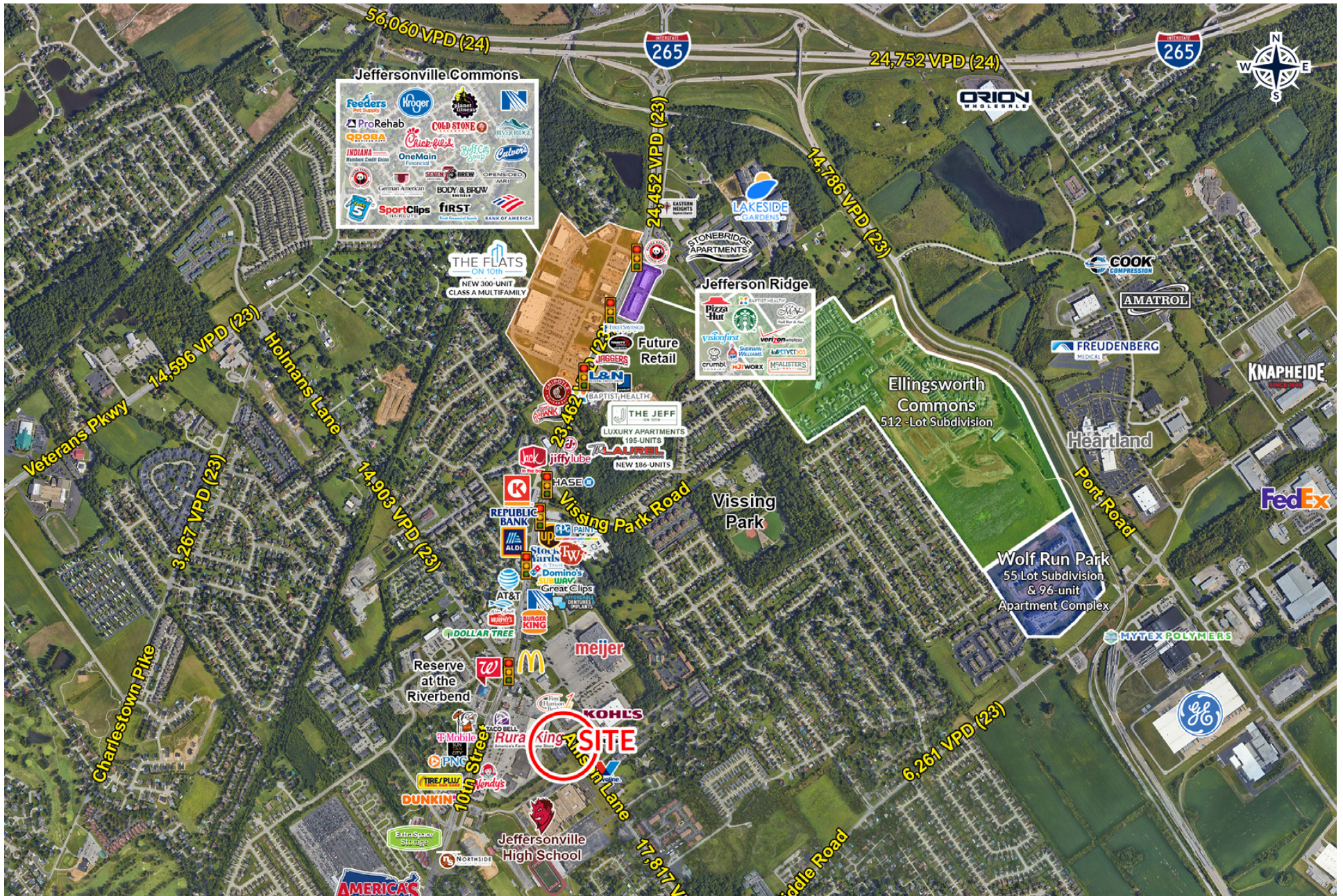
AERIAL

2501 ALLISON LANE
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TRADE AREA AERIAL

2501 ALLISON LANE
JEFFERSONVILLE, IN



IMMEDIATE AREA AERIAL

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PROPERTY CONTACT

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