

# RETAIL CENTER FOR SALE

## **9,000 SF ON 1.20 ACRES**



2241 - 2243 State Street  
**NEW ALBANY, IN 47150**

*100% LEASED • SHADOW ANCHORED BY HOME DEPOT*

# PROPERTY HIGHLIGHTS

## Retail Center For Sale

- Strategic State Street Location
- Established multi-tenant retail center
- Located within a regional trade area
- High-visibility neighborhood retail asset
- State Street ADT: 27,438

Building Size: 9,000 sf

Space Available: 100% Leased

Land Area 1.20 acres

Zoning: Highway Commercial District

Year Built: 1996

Parking 43± spaces

Parcels: 22-05-02-700-381.000-008 (0.29 Acres)  
22-05-02-700-382.000-008 (0.74 Acres)  
22-05-02-700-308.000-008 (0.17 Acres)



# LOCATION & DEMOGRAPHICS

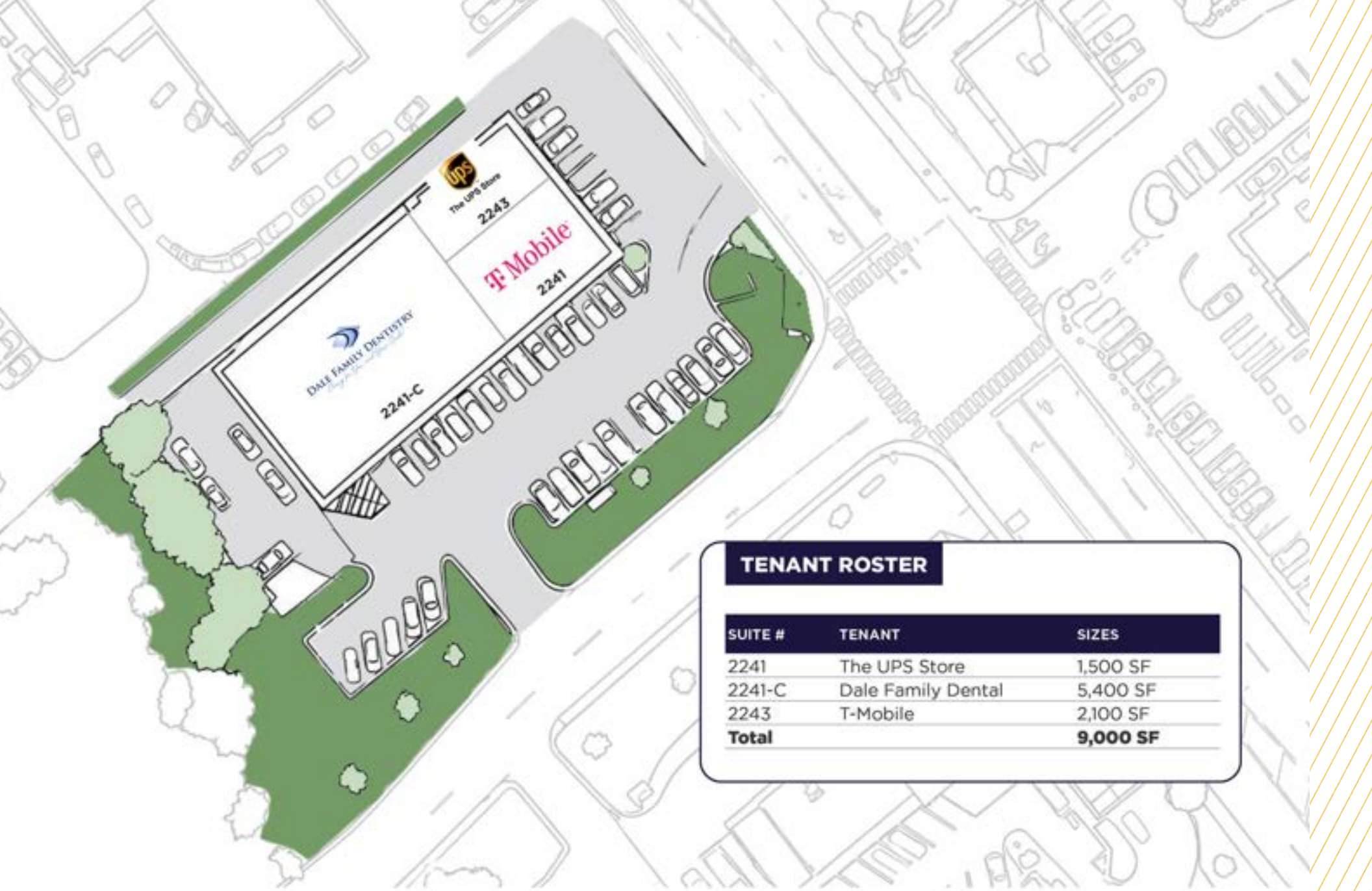
Positioned along one of Southern Indiana's primary commercial corridors, the shopping center at 2241 -2243 State Street offers exceptional visibility and accessibility in the heart of New Albany's established retail trade area. State Street serves as a major east-west artery connecting dense residential neighborhoods with downtown New Albany and the greater Louisville MSA, generating consistent daily traffic and strong consumer exposure for tenants.

|                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |
| 6,756<br><b>POPULATION</b><br><i>Within 1 Mile</i>                                  | \$67,437<br><b>AVG. HH INCOME</b><br><i>Within 1 Mile</i>                           | 3,104<br><b>HOUSEHOLDS</b><br><i>Within 1 Mile</i>                                  | 2,713<br><b>EMPLOYEES</b><br><i>Within 1 Mile</i>                                   |
| 15,165<br><b>POPULATION</b><br><i>Within 3 Miles</i>                                | \$72,811<br><b>AVG. HH INCOME</b><br><i>Within 3 Miles</i>                          | 18,078<br><b>HOUSEHOLDS</b><br><i>Within 3 Miles</i>                                | 15,165<br><b>EMPLOYEES</b><br><i>Within 3 Miles</i>                                 |
| 47,178<br><b>POPULATION</b><br><i>Within 5 Miles</i>                                | \$74,276<br><b>AVG. HH INCOME</b><br><i>Within 5 Miles</i>                          | 45,101<br><b>HOUSEHOLDS</b><br><i>Within 5 Miles</i>                                | 43,718<br><b>EMPLOYEES</b><br><i>Within 5 Miles</i>                                 |





# AREA AMENITIES



#### TENANT ROSTER

| SUITE #      | TENANT             | SIZES           |
|--------------|--------------------|-----------------|
| 2241         | The UPS Store      | 1,500 SF        |
| 2241-C       | Dale Family Dental | 5,400 SF        |
| 2243         | T-Mobile           | 2,100 SF        |
| <b>Total</b> |                    | <b>9,000 SF</b> |

# SITE PLAN

# CONTACT INFORMATION

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