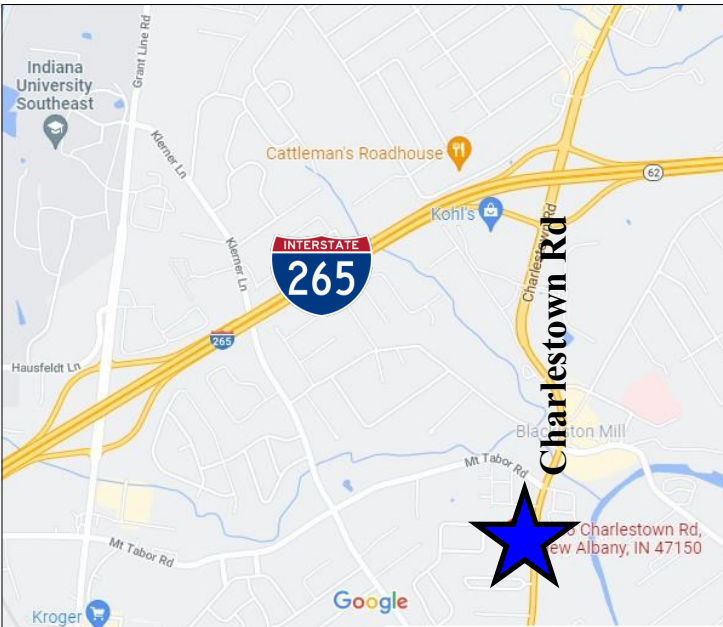


RETAIL SPACE FOR LEASE

2855 Charlestown Rd, New Albany, IN 47150



- 1,150 ± SF
- Former medical office in new condition
- Located next to State Farm in front of The Dermatology Center
- 23 car parking
- Located across from Kroger
- Area surrounded by new residential developments
- Gorgeous space in a great retail area
- Zoned HC
- Traffic: 17,297 (INDOT 2020)

| Demographics | 1 mile | 2 miles | 3 miles |
|---------------------|---------------|----------------|----------------|
| Total Population: | 6,627 | 28,515 | 54,119 |
| Avg HH Income | \$100,378 | \$85,611 | \$85,489 |
| Households: | 2,770 | 11,877 | 22,528 |

For Lease: \$20.00 PSF/YR, NNN

Rhonda Karageorge, CCIM, SIOR
(502) 744-9175
(502) 379-6003
rk@ccre.biz

**COMMONWEALTH
COMMERCIAL
REAL ESTATE**

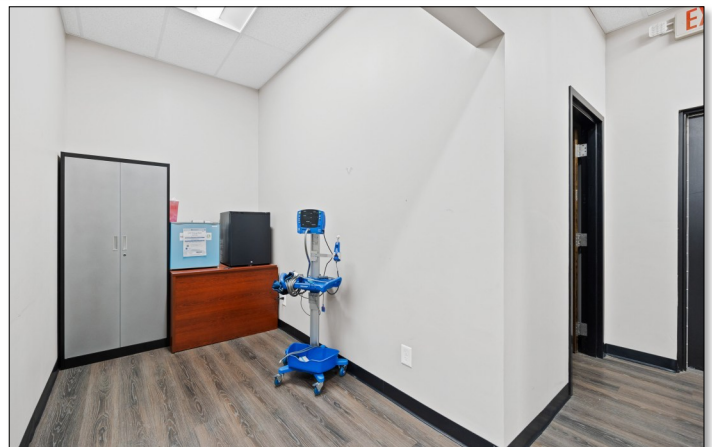
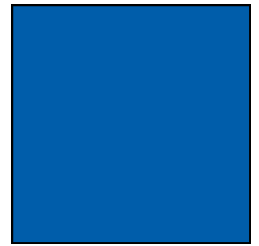
Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299

Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky and Indiana

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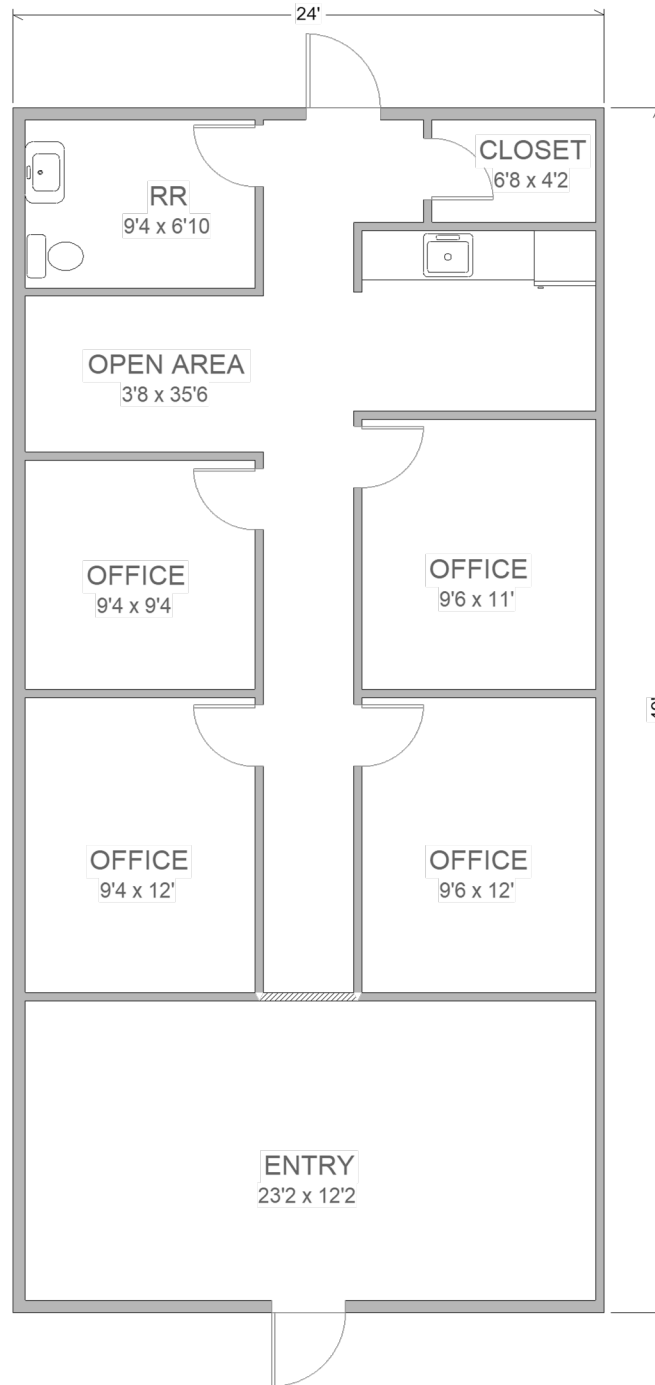
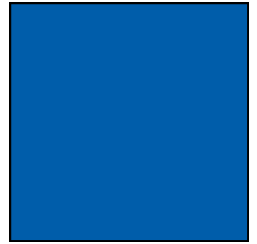


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