

825 NORTHGATE BLVD

825 Northgate Blvd | New Albany, IN
FOR LEASE



 Dahlem

THE SPACE

Location	825 Northgate Blvd New Albany, IN 47150
County	Floyd
Sq Ft	2,725 SF
Tenant Name	Vacant
Rent Per SF (Annual)	\$20.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- Class A Office Suites
- Extensive Capital Improvements Throughout Building
- Conveniently Located at Grant Line Road & I-265
- Upgraded Finishes Available Within The Suite
- Suite Available
- 2,725 sq ft



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,413	54,424	107,227

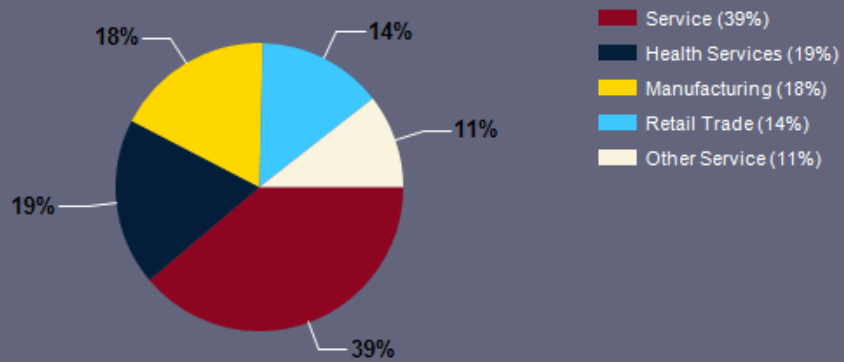
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$71,836	\$66,481	\$66,753

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,073	22,489	43,852

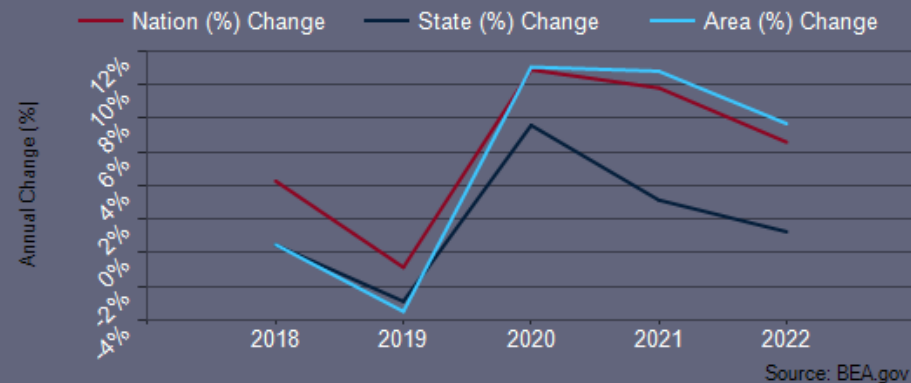
Major Industries by Employee Count



Largest Employers

Baptist Health System KY & IN	10,000
Amazon Fulfillment Center	
Caesars Southern Indiana	
Baptist Health Floyd	
NYX New Albany	
Clark Memorial Health	
Indiana University Southeast	
PharmaCord, LLC	

Floyd County GDP Trend





INDIANA UNIVERSITY
SOUTHEAST

PMC Regional Hospital

REGAL
PROSSER
5D

meijer

TARGET LANE BRYANT CVS
BEST BUY BED BATH & BEYOND OLD NAVY

KLEINERT KUTZ
NORTON
HEALTHCARE

62

VA U.S. Department
of Veterans Affairs
Priority
Radiology

KOHL'S

American
Health
Network

P
Polytechnic
Institute

COBALT
rehabilitation

Walmart
sam's club

LOWE'S

Commonwealth
PAIN & SPINE

planet
fitness
BURGER
KING
WHICH WICH
SUPERIOR SANDWICHES

Kroger

62

ALDI

DOLLAR TREE

Walmart

BAPTIST HEALTH

AMERICAN FREIGHT
FURNITURE - MATTRESS

FAIRMONT ELEMENTARY
SCHOOL

Gastroenterology
Washburn

Kraft-Graceland
Memorial Park

OPTUM

SOUTHERN INDIANA
UNIVERSITY

Walgreens
SUBWAY

Gordon
FOOD SERVICE
ROSS
DRESS FOR LESS
Michaels

DOLLAR TREE

at home
The Home Depot
DICK'S
SPORTING GOODS
VCF
VALUE CITY
FURNITURE
Bass Pro Shops

Cosmo Prof

THE HOME
DEPOT

**SUBJECT
PROERTY**

**825 NORTHGATE BLVD
NEW ALBANY, IN**

THE HOME
DEPOT
Chick-fil-A
FIVE GUYS

CVS
Walgreens

BAPTIST HEALTH

NEW ALBANY
HIGH SCHOOL

Kroger
DOLLAR TREE
Office DEPOT

Green Tree Mall
Dillard's JCPenney Finish Line
maunoes Foot Locker. rue21
H&M GNC claire's

Kroger
Party City



MAG
MAXIMUS AUTO

825 NORTHGATE

FRONTIER

20/TWENTY

AUTO

CENVEO WORLDWIDE LIMITED

BAPTIST HEALTH

PATOKA CAPITAL

MAXIMUS AUTO GROUP

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