

**COMMERCIAL
FOR LEASE**

APPROX. 1,950 SF
EXISTING DRIVE-THROUGH



PLUG-AND-PLAY BANK / RETAIL SPACE

2306 S MEMORIAL DRIVE

New Castle, Indiana

Prime Bank Space with Visibility from State Road 3

Plug-and-play bank space available in a multi-tenant commercial building at the high-visibility intersection of Memorial Drive and Trojan Lane in New Castle. The approximately 1,950-square-foot suite is currently configured for a financial institution, with an existing drive-through already in place.

Positioned along State Road 3 with an estimated 22,000 vehicles per day, the property offers exceptional visibility, consistent exposure, convenient access, and a layout that can support a rapid transition for another bank or credit union. The drive-through configuration may also suit select retail or service users seeking high-traffic convenience access.

PROPERTY HIGHLIGHTS



Approx. 1,950 SF
Former bank branch layout



Existing drive-through
Convenience-focused access



High visibility from State Road 3
Approx. 22,000 VPD



Memorial Dr. & Trojan Ln.
Signalized intersection location



Multi-tenant center
Established commercial setting



Lease terms available upon request
Contact the listing broker for availability and property details.



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Information is deemed reliable but not guaranteed. Dimensions, traffic counts, availability, and lease terms should be independently verified.