

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

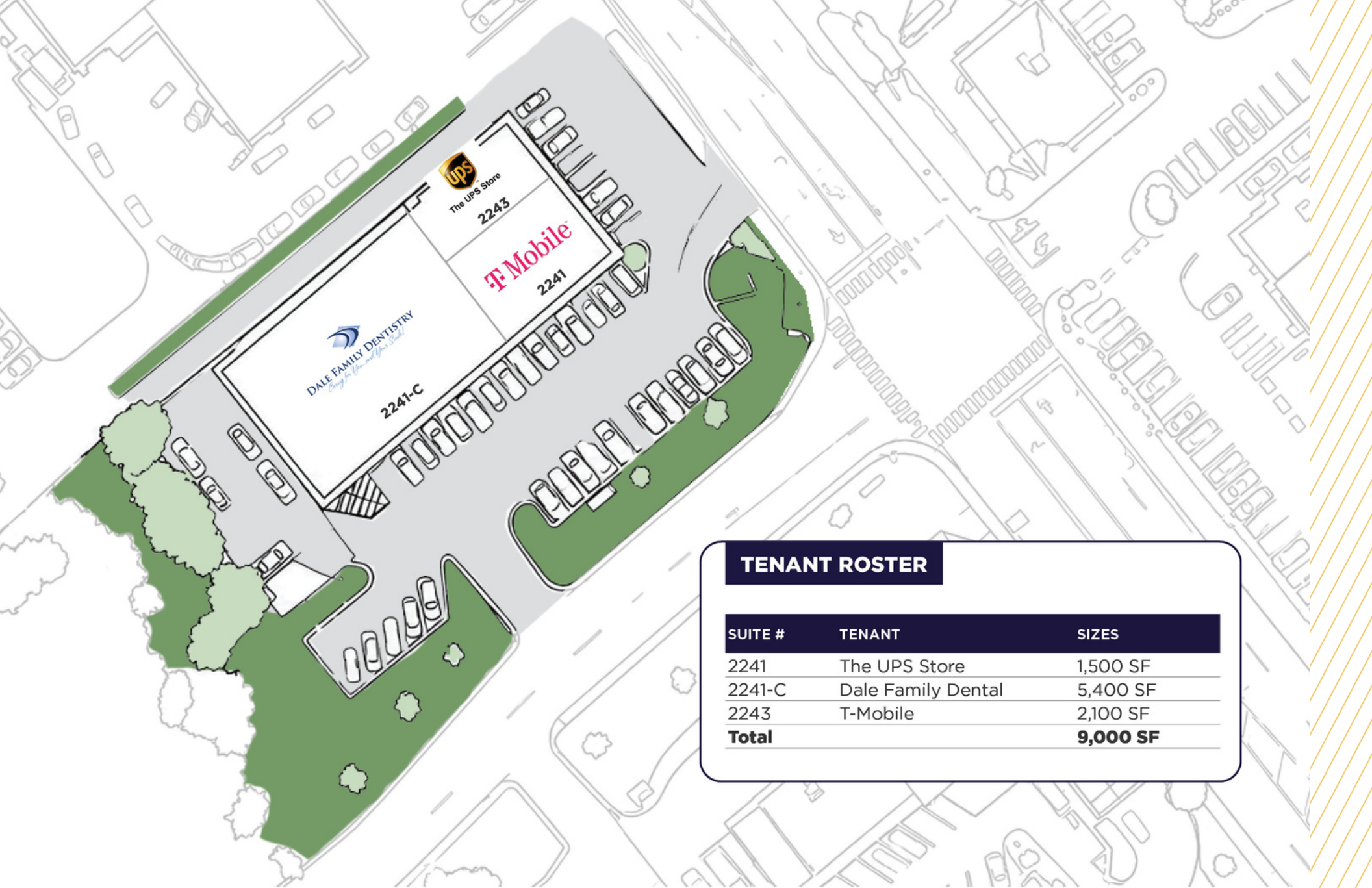
Positioned along one of Southern Indiana's primary commercial corridors, the shopping center at 2241 -2243 State Street offers exceptional visibility and accessibility in the heart of New Albany's established retail trade area. State Street serves as a major east-west artery connecting dense residential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

			
6,756 POPULATION <i>Within 1 Mile</i>	\$67,437 AVG. HH INCOME <i>Within 1 Mile</i>	3,104 HOUSEHOLDS <i>Within 1 Mile</i>	2,713 EMPLOYEES <i>Within 1 Mile</i>
15,165 POPULATION <i>Within 3 Miles</i>	\$72,811 AVG. HH INCOME <i>Within 3 Miles</i>	18,078 HOUSEHOLDS <i>Within 3 Miles</i>	15,165 EMPLOYEES <i>Within 3 Miles</i>
47,178 POPULATION <i>Within 5 Miles</i>	\$74,276 AVG. HH INCOME <i>Within 5 Miles</i>	45,101 HOUSEHOLDS <i>Within 5 Miles</i>	43,718 EMPLOYEES <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
Total		9,000 SF

SITE PLAN

CONTACT INFORMATION

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