



MEDICAL OFFICE SPACE FOR LEASE

CHARLESTOWN CROSSING
CHARLESTOWN, INDIANA

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

CHARLESTOWN CROSSING
CHARLESTOWN, INDIANA



Features

- + Tenants include Great Clips, Little Caesar’s Pizza, Verizon Wireless, KORT Physical Therapy, Jersey Mikes, NPF Foot & Ankle, and Indiana Farm Bureau Insurance.
- + Outparcel users include Taco Bell, AutoZone & O’Reilly Auto Parts
- + Traffic signal ingress & egress
- + Charlestown is the fastest-growing city with a mayor in the Louisville MSA, experiencing 12% population growth since 2020, fueled in part by the \$100 million expansion of the River Ridge Commerce Center.
- + Strong public schools and convenient access to Kentucky via the Lewis and Clark Bridge continue to attract new residents to expanding multifamily and single-family housing developments in Charlestown.
- + The Shadow Lake Business Park mixed-use development is creating a new regional destination, with 600 acres planned for industrial, commercial, retail, and residential uses.
- + Adjacent to the business park, Shadow Lake Park will feature nature trails, sports courts, and a 31,500 SF multipurpose community center.
- + Downtown Charlestown is undergoing revitalization through the Charlestown Commons project, which will introduce a permanent performance pavilion, gathering spaces, and enhanced green space.
- + Significant infrastructure improvements, including sewer system upgrades, are supporting Charlestown’s continued residential and commercial growth.
- + Outparcel opportunities available



3,920 ± SF
FULLY BUILT OUT
MEDICAL SPACE
available for lease



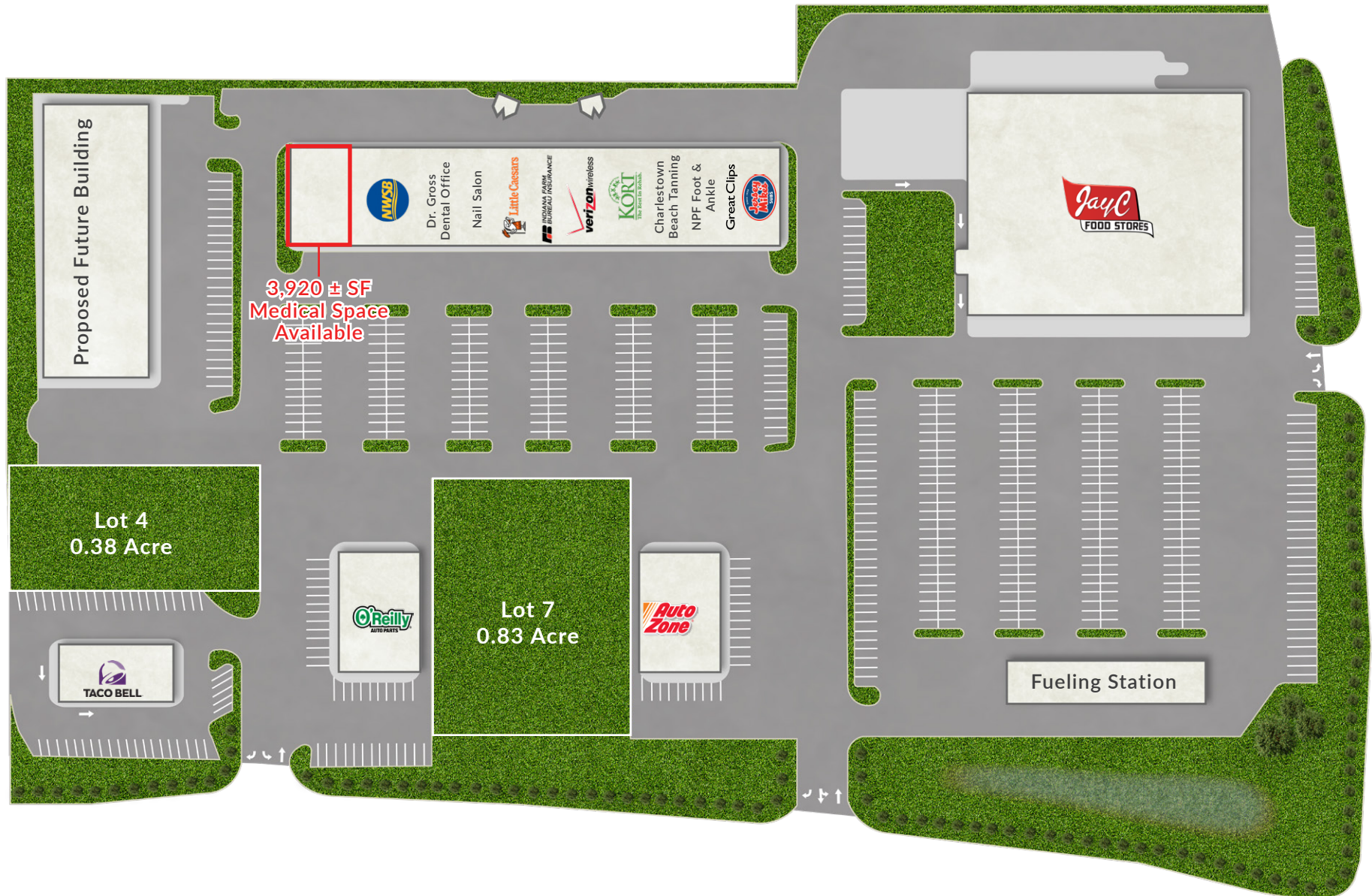
JayC Food
STORES (KROGER)
ANCHORED RETAIL
development

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,760	11,593	19,502
Average Household Income	\$84,235	\$98,480	\$114,742

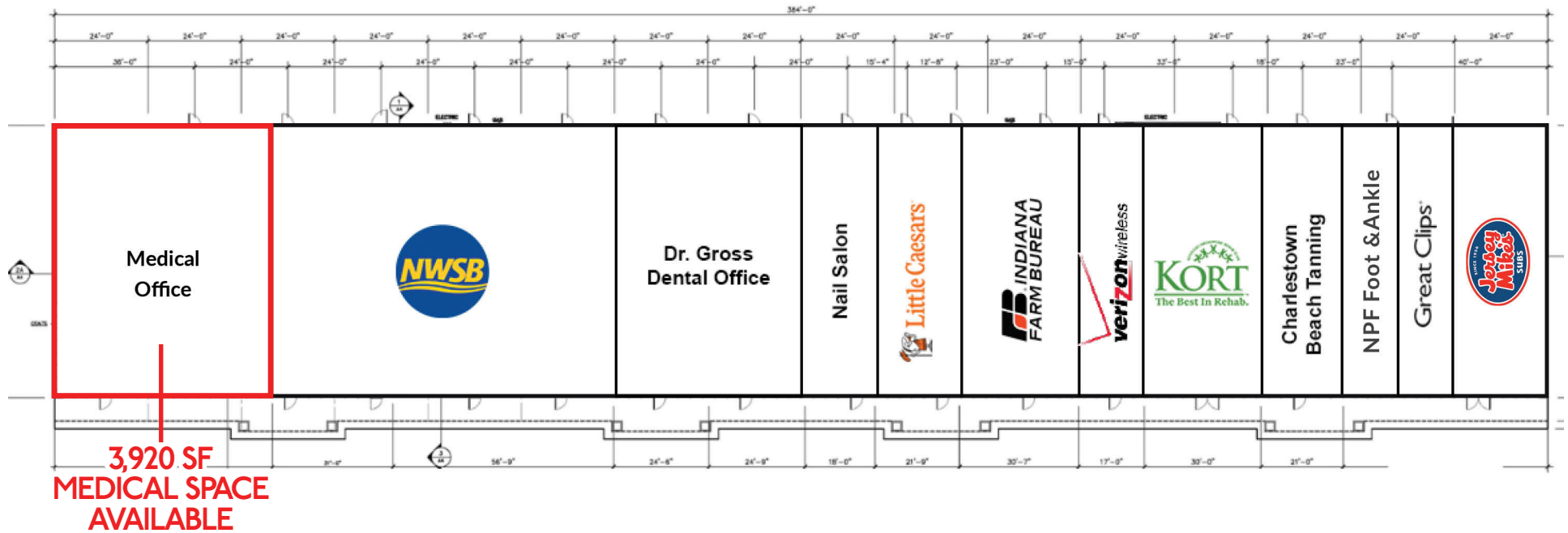
SITE PLAN

CHARLESTOWN CROSSING
CHARLESTOWN, INDIANA



INLINE RETAIL SITE PLAN

CHARLESTOWN CROSSING
CHARLESTOWN, INDIANA





HOGAN REAL ESTATE

PROPERTY CONTACT

+ **Jim Conklin**
D: 502.271.5815
M: 502.426.1050
F: 502.426.1223
C: 812.972.3259
jconklin@hogandev.com