

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 • LOUISVILLE MSA

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
Within 1 Mile



\$67,437
AVG. HH INCOME
Within 1 Mile



3,104
HOUSEHOLDS
Within 1 Mile



2,713
EMPLOYEES
Within 1 Mile

15,165
POPULATION
Within 3 Miles

\$72,811
AVG. HH INCOME
Within 3 Miles

18,078
HOUSEHOLDS
Within 3 Miles

15,165
EMPLOYEES
Within 3 Miles

47,178
POPULATION
Within 5 Miles

\$74,276
AVG. HH INCOME
Within 5 Miles

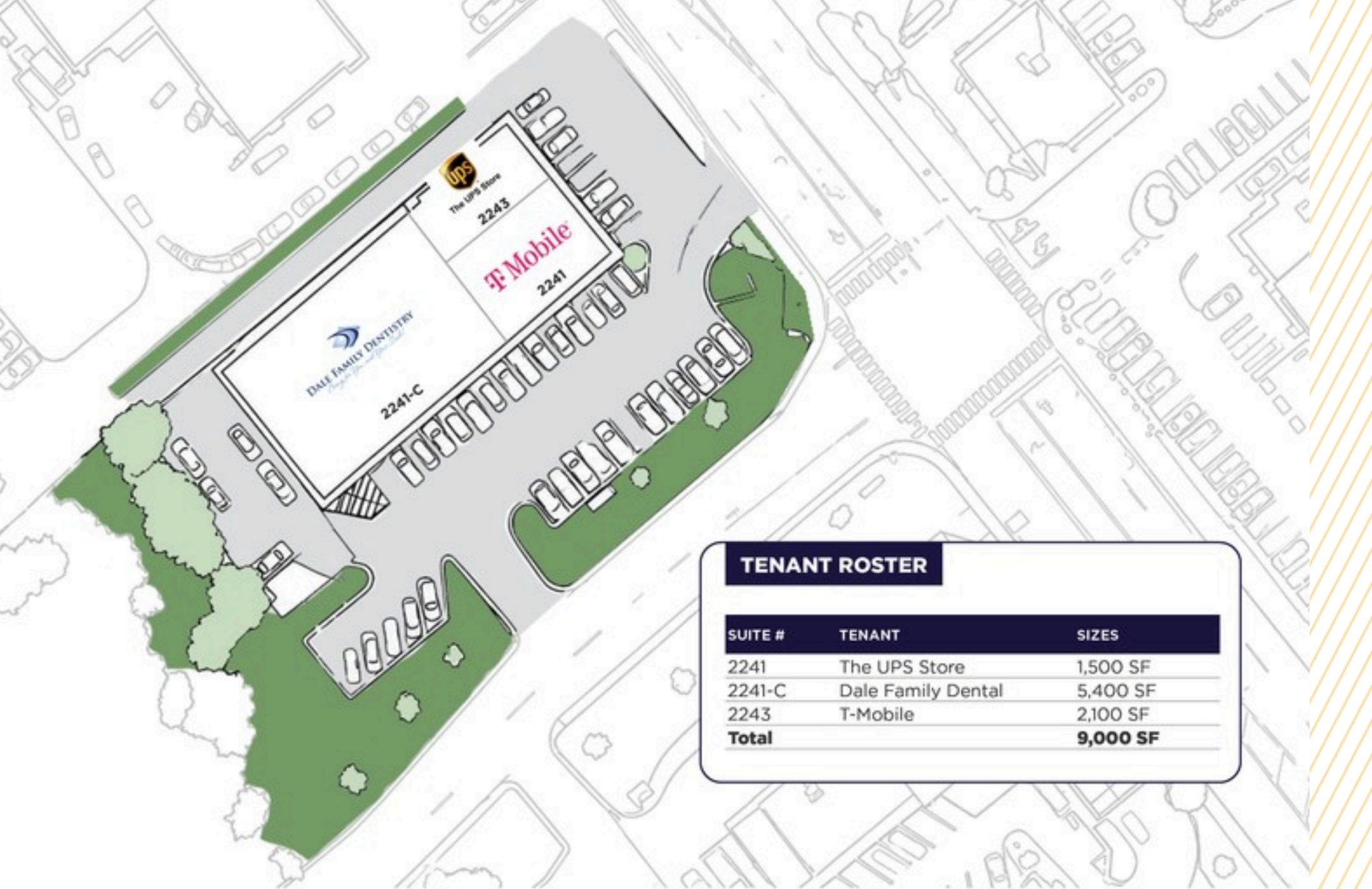
45,101
HOUSEHOLDS
Within 5 Miles

43,718
EMPLOYEES
Within 5 Miles





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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